

Title	AMENDMENT TO THE SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY (2010-2035)
Agenda Number	17.007/21*
Strategic Plan Reference	5
File Reference	17/74
Author	Manager Development Services
Responsible Officer	Manager Development Services
Reporting Brief	The Director Environment and Development Services presenting a report from the Manager Development Services an amendment to the <i>Southern Tasmanian Regional Land Use Strategy (2010-2035)</i>
Attachments	A. <i>Southern Tasmanian Regional Land Use Strategy (2010-2035)</i> B. <i>Information Sheet – Reviewing and Amending the Regional Land Use Strategies</i> C. <i>Cygnet Residential Demand and Supply Analysis Report, 2020</i> D. <i>Huon Valley Land and Development Strategy - Cygnet Strategy map</i> E. <i>Letter to Huon Valley Council Mayor from the Minister of Planning and attachments (2020)</i> <i>E1: Roadmap Summary</i> <i>E2: Roadmap Background Report</i>

Background

1. The purpose of this report is to seek Council endorsement for an amendment to the *Southern Tasmanian Regional Land Use Strategy (2010-2035)* (Regional Strategy; STRLUS) that relates to the township of Cygnet. A description of the Cygnet Township area is set out below.
2. The [Regional Strategy](#) is a broad statutory based strategic planning policy that applies to Southern Tasmania under the *Land Use Planning and Approvals Act 1993* (Act) (Attachment A). The most recent revision of the strategy is the version dated 19 February 2020. The following is stated on page 1 of the strategy:

The Regional Strategy is intended to be a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years

3. A summary of the strategic planning policy framework established by the Regional Strategy is set out in Attachment B. This Information Sheet issued by the Planning Policy Unit (Department of Justice) includes the following statement.

The Land Use Planning and Approvals Act 1993 (LUPAA) provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. Essentially, the regional land use strategies provide the linkage between the Schedule 1 objectives of LUPAA, State Policies established under the State Policies and Projects Act 1993, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes. They provide the mechanism by which the strategic directions of the State and each region are implemented through the land use planning system.

4. Since the commencement of the Regional Strategy in October 2011, the strategy has applied a *moderate growth strategy* to the township of Cygnet. This growth strategy has not been amended since the Regional Strategy commenced.
5. When the Regional Strategy commenced in 2011, application of the *moderate growth strategy* equated to 70 new dwellings being constructed in the Cygnet Township over the 25 year period of the strategy that obtained an Occupancy Permit based on the number of dwellings at that time in the township. However, in 2020 the number of new dwellings constructed in the township exceeded this projection. Therefore, this meant the projected number of new buildings to be built in the township had been reached 15 years earlier than forecast.
6. In 2020 Council arranged for a supply and demand analysis of residential land within the township to be carried out by SGS Economics and Planning (Attachment C). This report includes planning and other advice regarding:
 - Current and future population projections for Cygnet;
 - Current supply capacity of the township for residential zoned land;
 - Projected demand for residential land in the township to 2036; and
 - The supply capacity of the township to meet that projected demand for residential land to 2036.
7. An amendment to the Regional Strategy is considered necessary based on the planning and other advice in the SGS Report, and in particular, its advice on the anticipated level of residential growth in the township over the next 15 years resulting from projected demand for new residential dwellings.
8. As set out below, the proposed amendment to the Regional Strategy is limited in its application as it is to relate only to growth strategy (*moderate growth strategy*) considerations under the strategy specific to Cygnet. That is, the amendment is not proposed to have broader application beyond Cygnet.

9. In 2020 the Minister of Planning released a 'Roadmap' for review of the Regional Strategy which includes a range of short to long term land use planning projects (Attachment E). In the accompanying documentation forwarded to Council the following is stated:

...There is increasing concern in the southern region that the Southern Tasmanian Regional Land Use Strategy (STRLUS) is out of date and not necessarily reflective of current planning issues. There are also ongoing calls for adjustments to the Urban Growth Boundary set out in the STRLUS and a review of the settlement policies for each of the designated regional towns and settlements...

The other key element in relation to the STRLUS is the broadly held view that the data upon which it is based is out of date, although there appears to be little disagreement with the fundamental strategic directions it proposes...

10. Whilst the Roadmap is a good initiative as it will be a further opportunity for a review of settlement policies for the townships in the Huon Valley, for the reasons set out in the report and the SGS Report it is considered very important that in the meantime that the proposed amendment to the Regional Strategy is made.

Council Policy

11. Council does not have a specific policy relating to amending the Regional Strategy.
12. The policy requirements of the Regional Strategy are taken into account by Council when making decisions as a planning authority when required.

Legislative Requirements

13. Section 5AA of the Act sets out legislative requirements for the regional strategies. A regional land use strategy for a regional area and amendments to a strategy can be declared by the Minister of Planning under the Act.
14. Section 30O of the of the Act (the former provisions that are still in place for Interim Planning Schemes) requires that planning scheme amendments must be, *as far as reasonably practicable, consistent* with the Regional Strategy.

Risk Implications

15. There is a risk that failing to make the proposed amendment to the Regional Strategy will result in out of date and inaccurate growth data for the township of Cygnet being utilised and relied upon for planning decisions. Subsequently this places risks of urban sprawl and fragmentation of agricultural land due to an inability to provide sufficient residential land within the township's urban growth boundaries: see further the SGS report – Attachment C.

Engagement

16. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.
17. As set out in Attachment B, Council should obtain written endorsement for the proposed amendment from all other planning authorities in Southern Tasmania, and also consult with relevant State Government agencies and State authorities on the proposal. Therefore, if Council decides to seek approval from the Minister for Planning for the amendment to be made, that as part of that process it is recommended Council obtains the support from other planning authorities for the amendment as part of the process.
18. Also as part of the process, under the Act the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service agencies (e.g. Department of State Growth) and State authorities (e.g. TasNetworks) on the amendment: Section 5A(4).

Human Resource and Financial Implications

19. This Report does not raise any Human Resource or Financial Implications for the Council beyond internal officer time that falls within existing budget allocations.

Discussion

20. The wording of the proposed amendment to the Regional Strategy is set out below, and is proposed to be added to Table 3 on page 89 as a further footnote to that table as follows:
***For the Cygnet Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement boundaries if supported by residential land supply and demand data and analysis from a suitably qualified person.*
21. The amendment is relevant to planning scheme applications for amendments to the *Huon Valley Interim Planning Scheme 2015* currently under consideration by the Council and the Tasmanian Planning Commission.

Cygnet Township area

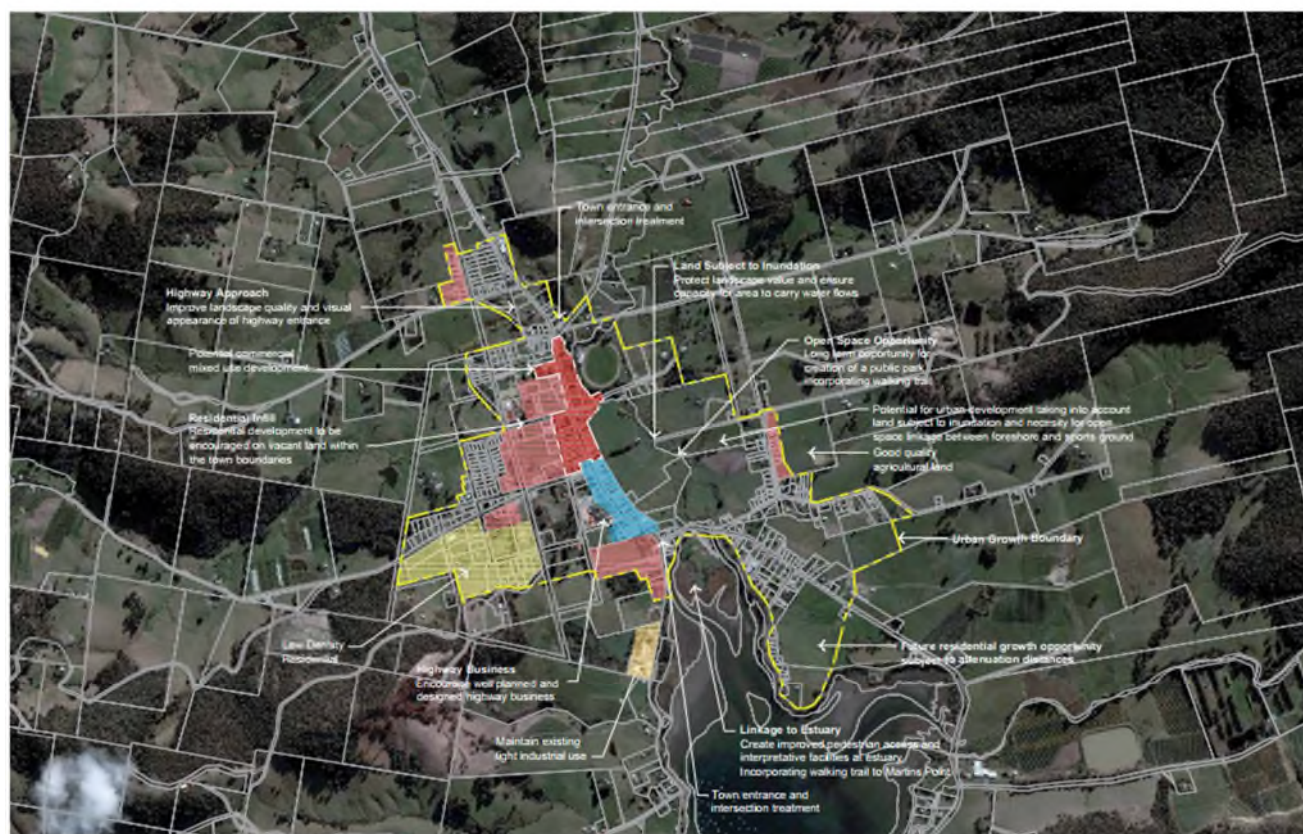
22. Cygnet is classified as a 'Township' in Table 3 in the Regional Strategy (page 89). The characteristics of a Township are set out in Table 2 of the strategy (page 87). A Township area excludes any surrounding rural living areas.

23. **Table 1: Extract from Table 2, Regional Strategy (page 87)**

TOWNSHIP	
Description	Townships are residential settlements with prominent town centres providing a number of facilities, some local employment opportunities and convenience shopping.
Population*	500 to 1500 (excluding any surrounding rural living areas)
Utility Connections	Electricity. May have reticulated water and sewerage if existing
Services	See Activity Centre Network: Town Centre

24. The *Huon Valley Land Use & Development Strategy* was endorsed by Council in 2007 includes the Cygnet Strategy map (Attachment D). The Cygnet Strategy map shows the Urban Growth Boundary (UGB) for Cygnet which is outlined in yellow on the map below.
25. The UGB area on the Cygnet Strategy map has been used for the residential supply and demand analysis and is referred to in the SGS Report.

OUTLINE DEVELOPMENT PLAN
Cygnet



GHD
162 Macquarie Street, Hobart, Tasmania, 7000
Tel (03) 6210 0600 Fax (03) 6223 8246
E-Mail: hbm@ghd.com.au

* THESE OUTLINE DEVELOPMENT PLANS ARE NOT INTENDED TO BE ZONING MAPS BUT ARE INDICATIVE OF LAND USE OPTIONS ONLY.

Huon Valley Land Use & Development Strategy
Cygnet Strategy

Adapted from: TBA Planners Pty Ltd in association with Barwick & Associates Brian Risby (1997)
0 200 400 600m
SCALE 1:25000 AT ORIGINAL SIZE

Plan 1: Cygnet Strategy map - [Huon Valley Land Use and Development Strategy](#)

Cygnet Township area - Urban Centre and Locality (UCL) mapped area

26. For the purposes of Table 3 of the Regional Strategy, the UCL area as a mapped LISTmap layer, is considered to represent the Cygnet Township area. This is because the UCL area aligns more closely with the Cygnet residential Planning Scheme zones than the UGB mapped area.
27. The UCL area is shown on the following map (Image 1). The map also shows land within the UCL area that is zoned General Residential (red) and land that is subject to other zones.
28. The Cygnet UCL area on the Cygnet Strategy map has also been used for the residential supply and demand analysis and is referred to in the SGS Report.

Regional Strategy

29. In Section 19.5.2, the Regional Strategy states:
"The growth management strategies for the settlements across the region are divided into four categories as follows (the percentage growth is calculated as the percentage of the number of dwelling existing at the declaration date that can occur across the 25 year planning period)"...
30. The growth management strategy for the township of Cygnet is specified as: *Moderate Growth - 10% to 20% increase in no. of potential dwellings*. The growth management strategy is considered against the growth scenario. (Regional Strategy: page 86. Table 3)
31. The growth scenarios are categorised into *mixed* and *consolidation* scenarios. The Regional Strategy states:
A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone may be required dependent upon an assessment of the yield capacity and vacancy of existing zoned land...(page 86)
32. From its commencement in 2011, under the *Settlement and Residential Development Policy* (Section 19.5.2; page 86) and by Table 3, the Regional Strategy specified Cygnet as a Township with a *moderate growth strategy* (10% - 20% increase in dwellings over 25 years) and *mixed growth scenario* (residential growth from both greenfield and infill development).

33. Table 1: Summary of Growth Strategy and Growth Scenario – Cygnet

SETTLEMENT	GROWTH STRATEGY	GROWTH SCENARIO
Cygnet Township	Moderate	Mixed

Planning Scheme Zones - Cygnet

- 10.0 General Residential
- 12.0 Low Density Residential
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 32.0 - 39.0 Particular Purpose

Huon Valley Interim Planning Scheme 2015

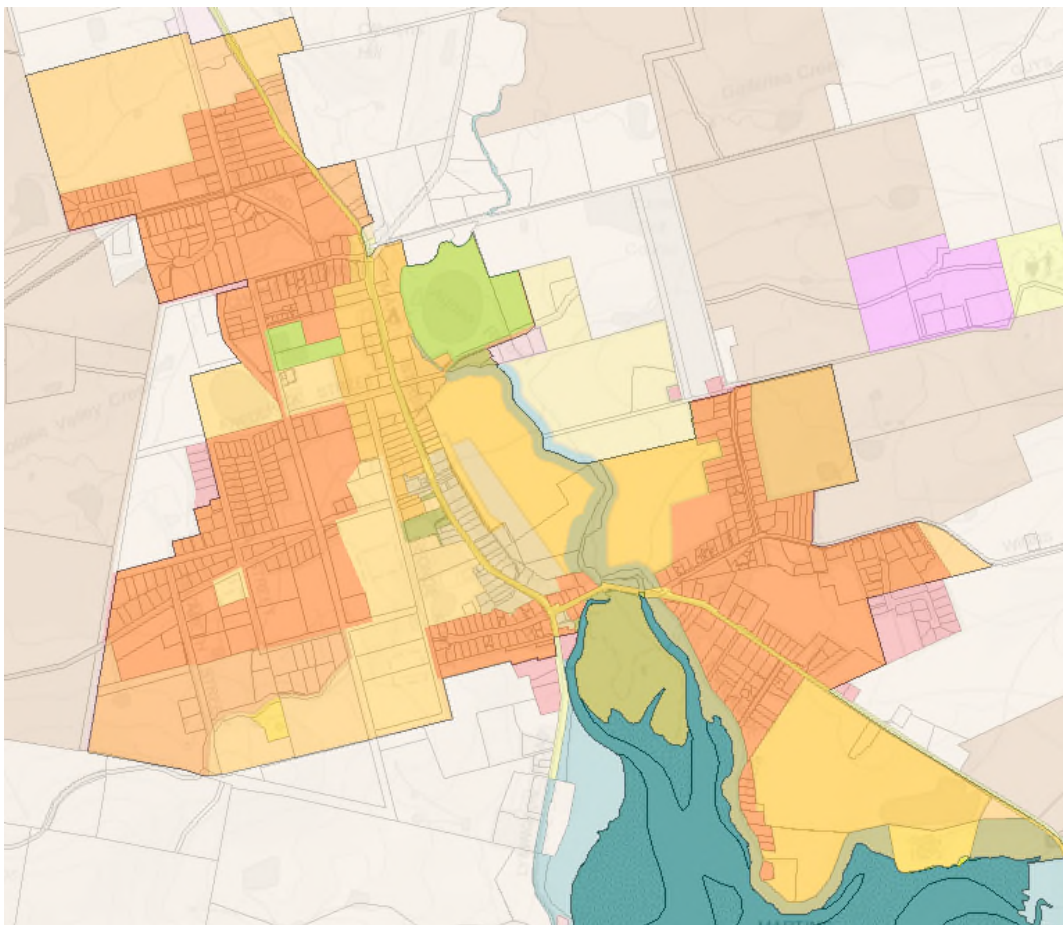
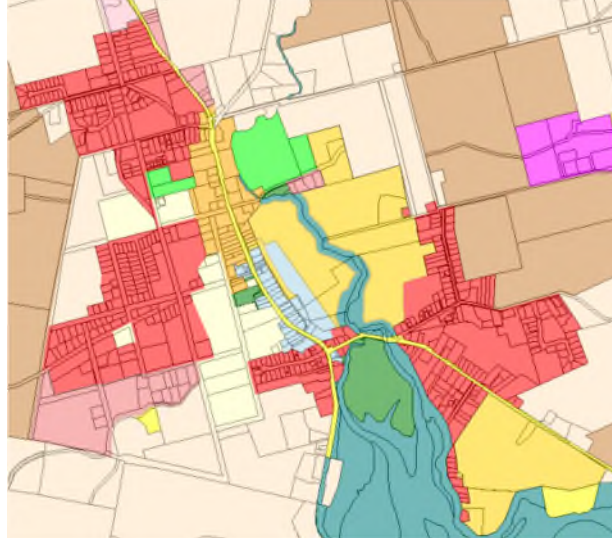


Image 1: Extent of Cygnet UCL area and Planning Scheme residential zones and other image extracts: LISTmap

34. The summary in the following table for the UCL area for Cygnet shows the increase in the number of residential dwellings in the Cygnet UCL area between October 2011 and 30 January 2020 based on Council records. The Table below shows there were 352 residential buildings in the UCL area in October 2011 completed to building occupancy stage following the issue of an Occupancy Permit.

35. **Table 2: Residential buildings and vacant land (UCL), Cygnet**

October 2011 – January 2020

UCL Land	UCL Land
17/10/2011	30/1/2020
Residential buildings (Occupancy Permit issued for a dwelling; land then classified as <i>non-vacant residential land</i>)	Residential buildings (Occupancy Permit issued for a dwelling; land then classified as <i>non-vacant residential land</i>)
352	434
	+82 dwellings
Vacant residential land (land classified as <i>vacant residential land</i>)	Vacant residential land (land classified as <i>vacant residential land</i>)
66	59
	-7 vacant lots

Council data 2020

36. The application of the *moderate growth strategy* equated to a projection of 70 new dwellings being constructed in the Cygnet Township over the 25 year period of the strategy that obtained an Occupancy Permit based on the number of dwellings within the township in October 2011 when the strategy commenced. See further the SGS Report.

37. The SGS Report states in relation to the Regional Strategy:

The moderate growth strategy in the STRLUS refers to an anticipated growth of 10 to 20 per cent of dwellings. A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone maybe required dependent upon an assessment of the yield capacity and vacancy of existing zoned land.

In addition, the Strategy promotes consolidation of existing settlements and minimisation of urban sprawl and lower density development (p. 85).

The demand projections in STRLUS were primarily based on historic growth, primarily based on Census publications of which the most recent, published one would have been 2006. Since 2011, population growth and related dwelling demand has outpaced anticipated growth as detailed in STRLUS (page 21).

The SGS Report also states:

- *Strong population growth has been evident in Cygnet over the past decade (Figure 2). Between 2010 and 2019 the average annual growth rate was 1.7 per cent per annum. This has increased to 2.4 per cent over the past five years, and 2.9 per cent in the past three. As a result, the figure also reveals that the population forecast for Cygnet in 2021, using the Treasury growth rates for the Huon Valley (Table 1), has already been met by 2019, even under the high scenario. (page 7)*
- *In order to achieve the overarching strategic planning objectives of urban consolidation, prevention of sprawl and fragmentation of agricultural land, it is of the utmost importance to ensure sufficient and suitable vacant residential land is provided for in and around existing settlements (within their UGB)..(page 21).*
- *There is an urgent need to update STRLUS to reflect updated projections and ensure the overarching strategic planning objectives are achieved. There is also a need to update the Treasury population projections to appropriately account of intrastate migration patterns.. (page 21)*
- *Demand for housing in Cygnet is strong. To 2036 it is estimated that there will be demand for another 524 dwellings in the Cygnet area from 2020. Assuming that 80 per cent of the dwellings should be located within the urban growth boundary to protect agricultural land from fragmentation and to develop greater economic and social vibrancy in the town, then 419 dwellings will be demanded within the growth boundary. (page 23)*
- *...The analysis shows there is an acute shortage of suitable, vacant residential land to accommodate future growth, while meeting the overarching planning objectives.... (page 21).... As it currently stands, there is insufficient land available to achieve a dwelling capacity that will meet the projected demand within the urban growth boundary. (page 23).*

38. The SGS Report in section 4 of the report and in other sections of the report refers to some well-known current and future impacts that arise such as urban sprawl and fragmentation of agricultural land if there is not an adequate supply of residential land to meet or, substantially meet the projected residential demand forecasts. The report states:

In order to achieve the overarching strategic planning objectives of urban consolidation, prevention of sprawl and fragmentation of agricultural land, it is of the utmost importance to ensure sufficient and suitable vacant residential land is provided for in and around existing settlements...(SGS Report, page 21)

39. The SGS Report clearly set out that there is not sufficient residential land capacity within the Cygnet Township area for the next 10-15 years. In particular, it is relevant that the number of dwellings that the *moderate growth strategy* relates to within the township have now been constructed.
40. The proposed amendment is consistent with the Objectives set out in Schedule 1 of the Act and with relevant State Policies under the *State Policies and Project Act 1993*.

Conclusion and Recommendation

41. For the reasons set out in the report and the SGS Report it is considered very important regarding the residential housing needs of Cygnet that the proposed amendment to the Regional Strategy is made.

17.007/21*

MOTION

CR GIBSON

CR O'MAY

That:

- a) The report on the amendment to the *Southern Tasmanian Regional Land Use Strategy (2011-2035)* be received and noted.
- b) Council requests the Minister for Planning to amend the *Southern Tasmania Regional Land Use Strategy (2010-2035)* by adding to Table 3 of the strategy as a footnote the following wording:

*****For the Cygnet Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement boundaries if supported by residential land supply and demand data analysis from a suitably qualified person.***

- c) Council request other Southern Tasmanian councils whether they support the proposed amendment and advise the Minister of the response from the other councils.

POST LODGEMENT DOCUMENTATION

Attachment 1: Huon Valley draft LPS post lodgement conference - matters discussed

Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
1. Zone mapping		See further: relevant sections of the Supporting Report.
(a) Some instances of ‘rezoning’ are not identified in the report or appear to have been made in error. (b) Some instances of ‘rezoning’ may have not have been justified in the supporting report to the level required to demonstrate compliance with the LPS criteria (section 34(2) of the Act). (c) Some minor issues with the PDF maps, such as PDF maps not identifying the relevant Rural Living Zone areas (A, B, C, D), and map legends and scale issues for interpretation.	(a) The Tasmanian Planning Commission (TPC) to provide the planning authority (PA) with a list of zoning issues (refer to Attachment 2). PA to confirm and justify the intended zoning of each identified zone change by providing comments in column 4 of the table in Attachment 2. (b) For the matters listed in zoning issues (refer to Attachment 2), PA to provide further information on how the application of the zones meet the zone application guidelines specified in ‘Guideline No. 1: Local Provisions Schedule (LPS) zone and code application’ and make any relevant changes to the supporting report using track changes. Specific task is to: (i) provide a detailed description of the methodology used to apply the Agriculture and Rural Zones, verified by a suitably qualified person, as meeting the State Policy on the Protection of Agricultural Land 2009 (PAL Policy) and how this is consistent with: a. the statewide methodology to produce the ‘Land Potentially Suitable for Agriculture Zone’ layer from the Agricultural Land Mapping Project, May 2017; and	Advice has been included in Attachment 2 regarding “zoning issues”. This includes advice from AK Consultants specific to property titles, and provides further justification in accordance with Section 32(4) of the <i>Land Use Planning and Approvals Act 1993</i> (Act) for the application of the relevant zone to that land. Specific reference to <i>Guideline No. 1: Local Provisions Schedule (LPS) zone and code application</i> is identified for application of zoning taking into account the advice in <i>AK Consultant Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones</i>. A full review of the zoning maps was undertaken with Council’s GIS consultant to remove spot zoning of smaller Rural titles in the Agriculture Zone. All technical matters raised in the list of zoning issues (Attachment 2) have been addressed. See further: section 2.4 of the Supporting Report.

Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
	b. the Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones, April 2018 prepared for the southern region Technical Reference Group by AK Consultants; and (ii) give detail of the rationale for spot zoning smaller titles Rural in the Agriculture Zone, including whether there is potential for fettering agricultural land or conflict between the strategic use of land and a dispersed settlement pattern. (c) Various technical matters have been raised in the list of zoning issues (refer to Attachment 2). Note: that changes will be required to the mapping once the section 35(5) notice is prepared so the PA may wish to commence making any relevant changes.	
2. Code mapping		See further: relevant sections of the Supporting Report.
(a) The spatial application of: (i) the Waterway and Coastal Protection overlay;	(a) and (b) The TPC to provide the PA with a list of overlay clarification issues (refer to Attachment 3). The PA to:	Advice has been incorporated into Attachment 3 regarding the overlay clarification issues identified by the TPC.

Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
(ii) the Local Heritage Place overlay; (iii) the Attenuation Area overlay; and (iv) the Flood-Prone Area overlay. (b) Issues with the PDF maps and GIS data: (i) clarification on whether the Scenic Road Corridor overlay is intended to transition into the LPS? (ii) the Potentially Contaminated Land overlay appears to be missing? (c) Some minor technical aspects of the overlay mapping: (i) for example, clearly identifying the map legends, colour application and scale issues for interpretation.	(i) review the issues identified in the overlay clarification table and provide comments in column 3 of the table; (ii) make any relevant changes in the supporting report; and (iii) advise whether the Scenic Road Corridor overlay is intended to transition. Note: that changes will be required to the mapping once the s.35(5) notice is prepared so the PA may wish to commence making any relevant changes (b) PA to rectify and in due course provide amended overlay maps in accordance with section 3.0 of Practice Note 7. PA will contact Tony Davidson at the TPC and ask advice on how best to display/identify the reference numbers.	The Scenic Road Corridor Overlay is intended to transition into the LPS, as stated in the <i>Huon Valley Council Local Provisions Schedule Supporting Report</i>. The relevant mapping has been provided for the Scenic Road Corridors Overlay in the Scenic Protection Code in accordance with <i>Guideline No. 1, Local Provisions Schedule (LPS): zone and code application</i>. Insight GIS have made changes to the code overlays together with the minor technical aspects identified by the TPC, in accordance with Practice Note 7 and as advised by the TPC (GIS Analyst).
3. New SAPs and SSQs and section 32(4) of the Act		See further: relevant sections of the Supporting Report.
(a) Justification in accordance with s.32(4) of the Act, and particularly why the SPPs are inadequate. (i) SSQ HUO-20.1 – 7040 Huon Highway, Dover; and (ii) SSQ HUO-20.2 – 8777 Huon Highway, Southport. (b) Other issues and some minor technical aspects.	(a) PA to provide further justification for: (i) SSQ HUO-20.1 – 7040 Huon Highway, Dover and SSQ HUO-20.2 – 8777 Huon Highway, Southport that more specifically details, with reference to s.32(4) of the Act, the unique social, environmental, or economic qualities that are considered to justify inclusion of the new SSQs; and (ii) HUO-S4.0 Potential Acid Sulfate SAP and HUO-S5.0 Potential Dispersive Soils SAP and	Specific studies supporting the application of the SAP's for both the Potential Acid Sulfate Soils and the Potential Dispersive Soils are included in the Appendices of the Supporting Report. The SAP's have been renamed to reference specific areas. No SSQs are now proposed 7040 Huon Highway, Dover and 8777 Huon Highway, Southport.

Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
(i) SSQ HUO-21.1 – 20 & 37 Rookwood Road, Ranelagh; and (ii) SSQ HUO-23.1 – Wellington Park.	whether any specific studies that have been undertaken that identify the areas subject to acid sulfate soil and dispersive soil hazards in the Huon Valley municipality. Note that SAPs should apply to a “specific area” and that the locality is provided in the title of the SAP and there is further information on the Planners Portal under the SAP section with an answer dated 15/4/19. (b) PA to review the area of application and suggested drafting of the new SAPs and SSQs.	
4. Transitioning PPZs, SAPs and SSQs and code-applying provisions		See further: relevant sections of the Supporting Report.
(a) Some instances of transitioning provisions going beyond permitted alterations: (i) HUO-P3.0 Franklin Marine and Tourism Precinct Particular Purpose Zone – refers to the Franklin Evaporators (CT 172539/1) but this title is not the same as the former CT 45212/1 in the IPS; (ii) HUO-S2.0 Eggs and Bacon Bay Specific Area Plan – deletion of CT 138460/21 from the SAP; and (iii) SSQ HUO-14.4 - 43 Mary Street, Cygnet (CT 174298/3) may need to	(a) PA to review the area of application and drafting of the transitioning PPZs, SAPs, SSQs and code-applying provisions to ensure they do not go beyond permitted alterations or introduce a changed policy position. PA to consider if SSQ HUO-14.4 needs to be a new SSQ if the area of application is different to the IPS. (b) It was agreed that no further information is required on the inclusion of four (4) definitions transposed from the IPS Heritage Code in the HUO-S1.0 Franklin Heritage Specific Area Plan. However, following the post lodgement conference the delegates reviewed the definitions and found that inclusion would be beyond ‘permitted alterations’ as the SAP in the IPS does not call up these definitions. Instead the definitions have a specific application to the Code	The Planning Authority has reviewed the application and drafting of the PPZ’s, SAP’s and SSQ’s and is satisfied that they do not go beyond the permitted alterations or inadvertently introduce a changed policy position. In particular: • HUO-14.4 now refers to 174298/0 rather than 174298/3. • All definitions from the Franklin Heritage Specific Area Plan have been removed. • CT 138460/21 has been deleted from the SAP.

Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
refer to CT 174298/0 as the entire strata title site. (b) Some instances of transitioning provisions potentially not operating in the manner intended in the IPS: (i) HUO-S1.0 Franklin Heritage Specific Area Plan – the inclusion of four (4) definitions transposed from the IPS Heritage Code may not operate in the way intended. (c) Some minor technical aspects.	in the IPS and are not called up more generally. As a result the definitions have been deleted from the written document in the MS Word 'Working Copy' of the draft LPS document (Attachment 4). If they are to be included, the SAP would need to be a 'new' SAP and a section 32(4) justification would be required. (c) Minor technical aspects were noted.	CT 172539/1 has been retained. The supporting report explains that the modification has been made to reflect the correct CT reference.
5. Applied, Adopted or Incorporated Documents		
(a) Inclusion of all Applied, Adopted or Incorporated Documents	(a) PA will include references to all relevant documents into the table HUO-Applied, Adopted or Incorporated Documents.	The table HUO - Applied, Adopted or Incorporated Documents has been revised and includes: <i>Tasmanian Acid Sulphate Soils Management Guidelines.</i> <i>Dispersive Soils and their Management: Technical Reference Manual.</i> <i>Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers.</i>
6. Drafting		

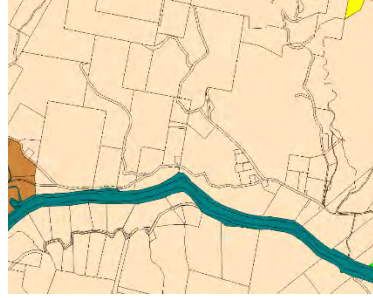
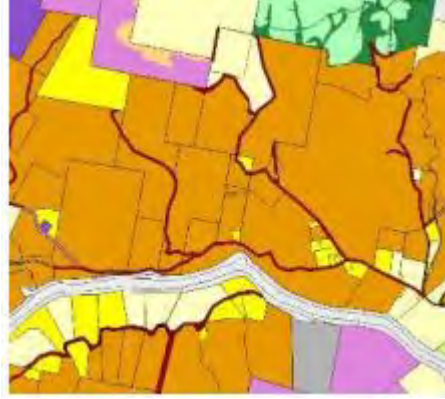
Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
(a) Discussion of Local Area Objectives. (b) Discussion of code-applying provisions including in Table C8.1 Scenic Protection Areas and Table C8.2 Scenic Road Corridors. Discussion of other suggested drafting modifications.	(a) and (b) LAOs and code-applying provisions drafting are discussed in the table titled Huon Valley draft LPS - Suggested drafting clarifications table (see Attachment 5). PA to review suggested changes in the 6th column of the table and inform the TPC of any issues or concerns. (c) The TPC has reviewed the structure and wording of LPS for consistency with SPP LPS requirements and Guidelines, having regard to limits of permitted alterations for transitioning SAPs, PPZs, and SSQs. A track changes version is provided in Attachment 4. PA to review suggested changes and inform the Commission of any issues or concerns. A range of other matters are discussed in the table titled Huon Valley draft LPS - Suggested drafting clarifications table (see Attachment 5). PA to review suggested changes in the 6th column of the table and inform the TPC of any issues or concerns.	The drafting issues in the clarifications table in Attachment 5 have been addressed together with the TPC reviewed structure and wording of the draft LPS.
7. Supporting justification report		
(a) Further explanation of several matters. (b) Format for providing additional information.	(a) PA to make modifications to the supporting report to reflect any necessary changes arising from the issues raised above, and to remove duplications, anomalies and typographical errors. Any alterations made are to be shown as track changes for submission to the TPC.	The Supporting Report has been modified in accordance with issues raised.

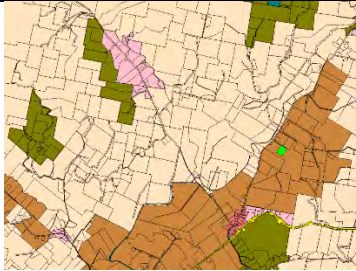
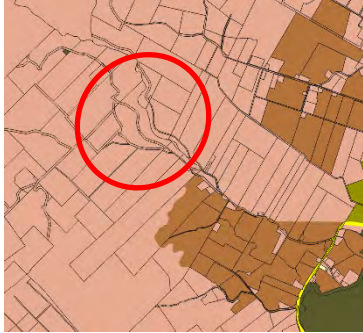
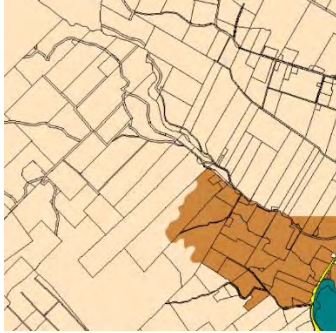
Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
	(b) PA advised that they prefer to submit a revised version of Council's supporting report, and the altered report will need to go back to the PA for Resolution.	
8. Amendments to IPS since draft LPS prepared		
(a) All recent amendments have been incorporated in the draft LPS noting that an Urgent Amendment is missing for 80 Golf Club Road, Huonville. (b) What happens if other amendments are proposed.	(a) PA identified this is an error and will modify accordingly. (b) PA agreed to monitor new amendments should they be initiated. PA noted that there is one amendment lodged with the PA and yet to be sent to the TPC.	The Planning Authority has monitored new amendments and incorporated relevant provisions into the draft LPS accordingly. See further: section 4 of the Supporting Report.
9. Process for further clarifications		
(a) The Planning Authority's Resolution made on 22 May 2019 (confirmed on 26 June 2019) and whether it meets s.35(7) of the Act. (b) Overview of process from here including how notices will be issued by the delegates. (c) Publishing post lodgement conference agenda on iplan and the Council website.	(a) TPC identified that there is no statement as to whether the Huon Valley draft LPS meets the LPS criteria under s.34(2) of the Act is included in the PA's Resolution or in the supporting report. PA agreed that a statement to this effect ought to be included in the PA's Resolution and supporting report. (b) PA identified that once the TPC has issued a section 35(5) notice to modify the Huon Valley draft LPS, the modified draft LPS will need to go back to the PA for Resolution and that this is not likely to be before February 2020.	TPC comments have been noted.

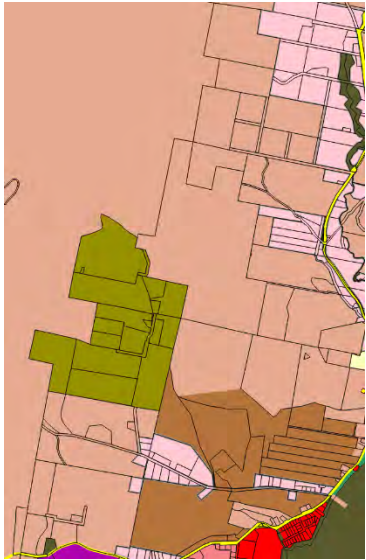
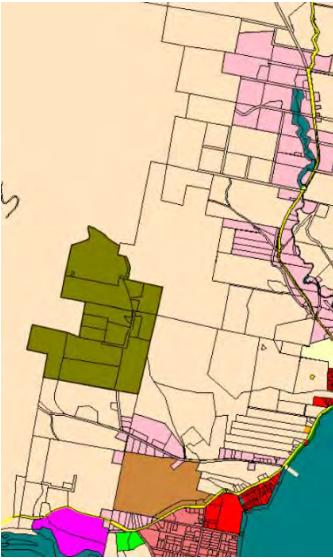
Matters discussed	Outcomes and proposed action	Planning Authority Comments / Advice
	(c) PA agreed to the publishing of the post lodgement conference agenda on iplan and the Council's website.	

ATTACHMENT 2

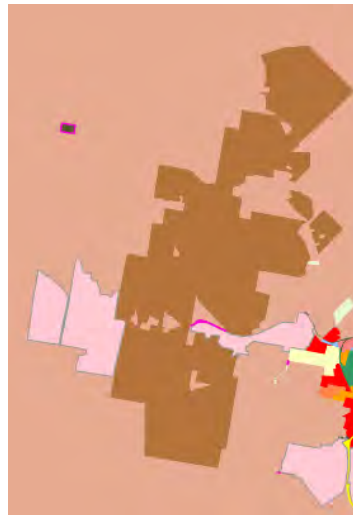
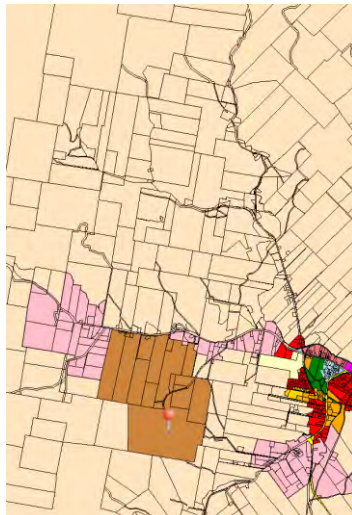
Huon Valley Draft Local Provisions Schedule - Zoning Clarification Table

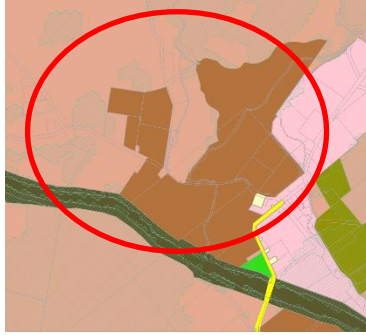
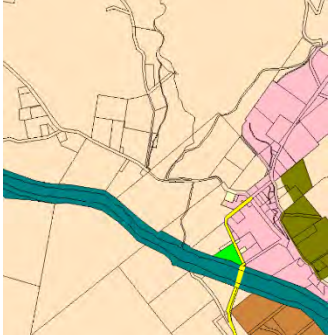
Location	Map Comparison	Tasmanian Planning Commission Comments/Questions	Advice and comments including advice from AK Consultants.
1: ZONING CHANGES FROM RURAL RESOURCE TO RURAL			
For the preparation of the draft LPS, AK Consultants provided Council with the methodology: <i>Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones (7 May 2018)</i> which is an attachment to the Supporting Report. This methodology has been applied and provides justification in accordance with Section 32(4) of the <i>Land Use Planning and Approvals Act 1993</i> (Act) for the application of the relevant zones to the land that is referred to in this Attachment. The Council has not applied a separate methodology in the form of a decision tree analysis or similar in addition to the application of the methodology provided by AK Consultants. In addition to assistance from AK Consultants, Council received advice from ERA Planning and Environment, Gray Planning (specialist heritage advice) and from Council's NRM Coordinator and Senior Planner that ensures the LPS has been prepared in accordance with Section 32(4) of the Act for the application of the relevant zones to the land that is referred to in this Attachment. The advice and information in the 5th column is also provided as further justification reasons under section 32(4)(b) of the LUPAA as applicable to relevant provisions of the draft LPS.			
1.1 Judbury, including CT 135413/1 CT 209064/1 CT 144294/2 CT 53305/4 CT 53305/2 CT 165973/1 CT 172517/1 CT 158397/20 CT 250912/2 and CT 250912/3 - change of zone from Rural Resource to Rural	LPS 	IPS  	In this area a large proportion of the land appears to be unconstrained under the State's 'Land Potentially Suitable for Agriculture Zone' layer on The LIST. Further explanation is required for why the land has been zoned Rural in the context of the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgment Conference feedback documentation). AK consulting provided the following advice: <i>'To the west are more than 10 titles associated with Hoova Holdings PTY LTD. This appears to be a mixed agricultural enterprise. There is a 500ML direct summer take water allocation for irrigation associated with this holding. This holding clearly has commercial scale characteristics and should predominately go into the Ag Zone. If concerned about native vegetation on some titles there maybe scope to split zone these titles.'</i> In light of the advice provided by AK Consultants, the titles identified by the TPC have been revised to be zoned Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with decision tree prepared by AK Consultants and Guideline Number 1: AZ1 and AZ6. These lots include: - CT 135413/1 – 153.5 ha - CT 53305/4 – 11.33 ha - CT 172517/1 – 10.59 ha - CT 250912/2 – 4.59 ha Some titles were determined that they are to be zoned Rural given the natural values whilst recognising that there is some limited potential for agriculture. This is consistent with AZ6 and RZ1. These lots include: - CT 209064/1 – 38.67 ha - CT 144294/2 – 3.189 ha - CT 53305/2 - 30.42 ha - CT 158397/20 – 6.49 ha One title was determined to be split zone due to the natural values, the potential for agriculture and the road casement running through the title making it simple to split zone between Agriculture and Landscape Conservation Zone: - CT 165973/1 – 38.31 ha
1.2 Crabtree and Mountain River area, multiple titles - change of zone from Rural Resource to Rural	LPS	IPS	In this general area, it appears that the Agriculture Zone is applied to constrained land and the Rural Zone is applied to unconstrained land (see below). Further explanation is required for the way land has been zoned in the context of the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 Council's NRM officer provided the following advice in relation to this area: <i>'Some of the last intact patches of E. viminalis wet forest in the Huon Valley occur along the upper reaches of Mountain River. This threatened vegetation type is currently being assessed for listing under the EPBC Act as critically endangered. These patches traverse multiple plots and would require a specific assessment to determine condition and risk of clearance should Agriculture Zone be applied.'</i> <i>This can be done as a separate exercise.'</i>

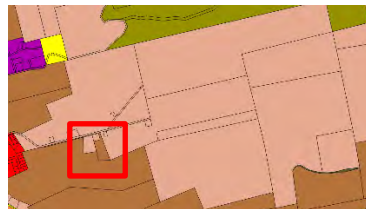
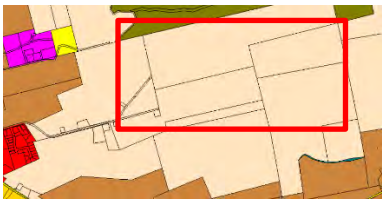
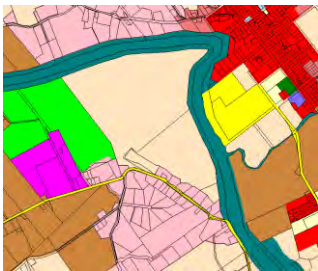
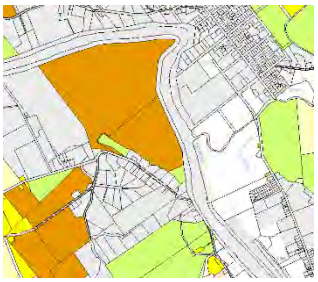
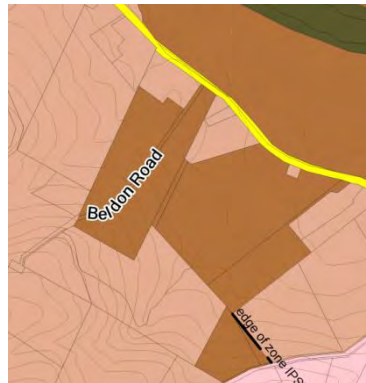
			'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation). 	The titles identified by the TPC have been reconsidered and it was determined for them to be zoned Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with decision tree prepared by AK Consultants and guidelines AZ1 and AZ6. These lots include: • CT 125179/1 – 20.11 ha • CT 110584/1 – 27.77 ha • CT 142643/2 – 12.79 ha • CT 150982/3 – 21.28 ha • 150982/5 – 8.9 ha • 150982/4 – 6.104 ha • CT 156249/1 – 32.85 ha Some titles were determined that they are appropriately zoned Rural given the natural values whilst recognising that there is potential for agriculture. This is consistent with AZ6 and RZ1. These lots include: • CT 33040/1 – 28.27 ha Some titles were determined that they are more appropriately zoned Landscape Conservation given the lots contain substantial areas of native bushland, potential important scenic values and the capacity for some small-scale use or development. This is in accordance with LCZ1. These titles include: • CT 148860/4 - 56.07 ha • CT 205697/1 – 6.603 ha The Planning Authority's NRM officer provided the following advice specific to the titles to be zoned Landscape Conservation: <i>Contain large areas of native vegetation that is contiguous with a much larger area of natural vegetation. Should these two lots be cleared, they would fragment the currently contiguous natural system.</i> <i>These two lots are also located on the hill slope leading down to the Lucaston valley and clearing of them would impact on the scenic value of the ridgeline and slope.</i> <i>In regards to LCZ 2 – while mapping doesn't indicate threatened vegetation, an examination of the aerial photography and the heterogenous colouring, density and height of the vegetation canopy suggests that the homogenous classification of the vegetation on these two lots as variants of Eucalyptus obliqua forest may be incorrect. The extent of Eucalyptus globulus wet forest is likely to be larger on 148860/4 and both lots may have elements of threatened Eucalyptus tenuiramis forest and woodland on sediments. There is no reason that critically endangered swift parrot, and vulnerable masked owl, which have been recorded on neighbouring property, would not occur on these two lots (lack of sampling likely be the reason for no records).</i>
1.3 Castle Forbes Rd, Castle Forbes Bay CT 215507/1 CT 229458/1 CT 248735/1 CT 247712/1 CT 53182/1 CT 175557/3 CT 13859/6 CT 249012/1 and CT 224030/1 - change of zone from Rural Resource to Rural	LPS 	IPS 	A large proportion of this area appears to be unconstrained land (see below) under the State's 'Land Potentially Suitable for Agriculture Zone' and the guidance would be that it should be zoned Agriculture – for example, CT 247712/1 is 24.38ha, CT 229458/1 is 19.53ha and CT 249012/1 is 19.83ha; and although CT 240797/1 is 7.23ha and classified as constrained land, the land appears to be treed and surrounded by unconstrained land? Further explanation is required for why the land has been zoned Rural in the context of the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgment Conference feedback documentation).	Specific advice was sought from AK Consultants with the following commentary provided: <i>We spent a fair bit of time deliberating over this area. In the end we came to the conclusion that it would be entirely feasible to farm this land either individually for small scale enterprises as currently occurs downstream, or they could all be farmed in conjunction as part of a grazing enterprise. There is water available in the stream that could be used for irrigation as well.</i> The titles identified by the TPC were reconsidered and it was determined for them to be zoned Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with decision tree prepared by AK Consultants and guidelines AZ1 and AZ6. These lots include: • CT 215507/1 – 19.83 ha • CT 229458/1 – 19.525ha • CT 248735/1 – 9.8895ha • CT 53182/1 – 26.171ha • CT 175557/3 – 9.279 ha • CT 13859/6 – 14.19 ha • CT 249012/1 – 20.02 ha For other titles it was determined that they are appropriately zoned Rural given the natural values on the site and the ability to use the natural assets overlay whilst recognising that there is some limited potential for agriculture. This is consistent with AZ6 and RZ1. These lots include: • CT 224030/1 • CT 247712/1 – 24.38 ha

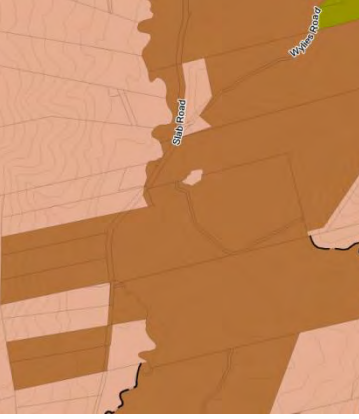
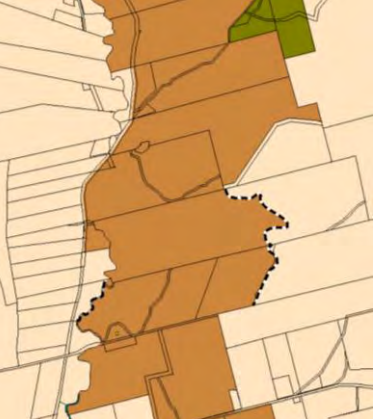
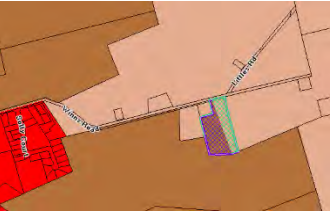
				CT 240797/1 – 7.923 ha
1.4 Dover-change of zone from Rural Resource to Rural (and Rural Resource to Agriculture) CT 212502/1 CT 104499/3 CT 104499/1 CT 104499/2 CT 83161/1 CT 123849/1 CT 21382/1 CT 19925/1 CT 123849/2 CT 123849/3 CT 53980/3 CT 53980/1 and CT 40582/1 Lots proposed to be split zoned CT 212502/1 and CT 100571/1	LPS 	IPS 	Can you consider how the PAs <i>Decision Tree for Land Currently Zoned Rural Resource or Significant Agricultural</i> (Decision Tree) might apply to this land given that AK Consultants response to HVC sent on 29 May 2018 states that there “appears to be a number of titles mapped unconstrained around edge that have been mapped as Rural, it would be interesting to see what the justification was for not zoning these Ag”; much of the land appears to be unconstrained land (see below); and some lots appear to be owned by the same landholder? Further explanation is required for why the land has been zoned Rural in the context of the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 ‘Outcomes and proposed action’ from the of the Post Lodgment Conference feedback documentation). 	Council provided the following information about this land to AK Consultants for consideration: <i>“Several lots (CT 123849/2, 123849/3, 19925/1) zoned Rural Resource under the HVIPS 2015 have been identified to be rezoned Agriculture under the TPS, LPS.</i> <i>Several lots are currently used for agriculture (orchards), this is picked up through step 10a in the decision tree, as these titles have been identified as potentially constrained under the Macquarie Franklin mapping, but have land use codes associated with agriculture.</i> <i>These lots are under 10 ha, and vary in size, however some of these lots are owned by the same landholder.</i> <i>Adjacent lots have not been picked up for inclusion in the Agriculture zone for a variety of reasons, however, we are considering overriding the decision tree in these instance.</i> <i>For example,</i> <i>CT 83161/1 is owned by the adjacent landholder, but is zoned Rural because it has an industrial land use code as it contains a coolstore, however it also contains orchards, considered appropriate to zone Agriculture.</i> <i>“Agree”. (AK Consultants advice –29 May 2018)</i> <i>CT 104499/3 is owned by the adjacent landholder, but is zoned Rural because it contains a small amount of priority vegetation. However it also contains orchards, considered appropriate to zone Agriculture.</i> <i>“Agree”. (AK Consultants Advice – Michael Tempest & Astrid Ketelaar, 29 May 2018)</i> <i>CT 212502/1 is owned by the adjacent landholder, but is zoned Rural because it contains priority vegetation, as this is a larger area of PV it is considered appropriate to split zone this site, the land capability in this part of the site is 6.”</i> AK Consultants provided the following advice in response: <i>“For the third point, this would be dependent on whether adjacent land to north is also going to be zoned Rural, which I’m assuming it is.</i> <i>CT 40582/1 should also be retained in the Ag Zone. This title is 9ha in area, has existing horticultural use and water resources. The 2015 Land Use Mapping shows the horticultural crop as residual vegetation, suggesting this is a fairly recent development.</i> <i>CT 123849/1, while mapped as constrained, is under same ownership as adjacent orchards and appears to have a small area of orchard located on it. should be retained in Ag Zone.</i> <i>Also appears to be a number of titles mapped unconstrained around edge that have been mapped as Rural, it would be interesting to see what the justification was for not zoning these Ag.”</i> The titles identified by the TPC have been reconsidered having regard to the advice from AK Consultants and it was determined for them to be zoned Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with decision tree prepared by AK Consultants and guidelines AZ1 and AZ6. These lots include: 162543/2 – 29.54ha 36624/3 – 29.29ha. 150769/1 – 0.65 ha 104499/3 – 16.43ha 104499/1 – 10.35ha 104499/2 – 2.818 ha 83161/1 – 6.513ha 123849/1 – 4.451ha 21382/1 - 2.428ha 19925/1 - 4.265ha

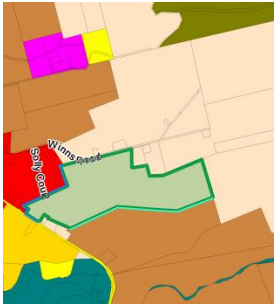
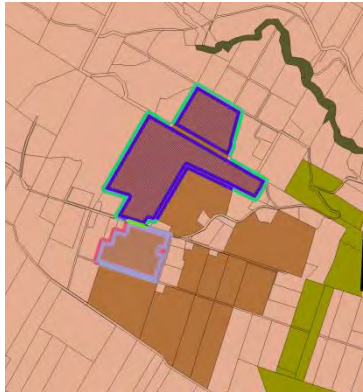
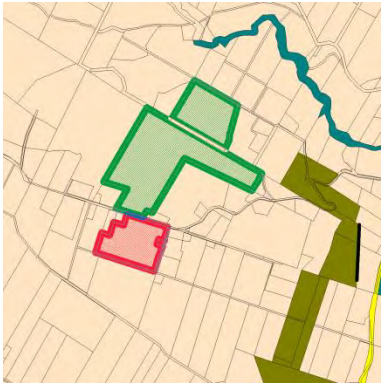
				• 123849/2 - 4.047ha • 123849/3 - 3.804ha • 53980/3 - 3.901ha • 53980/1 - 3.996ha • 40582/1 – 9.119ha Split zone Agriculture and Landscape Conservation Zone: • 212502/1 – 41.0655ha <i>NRM: needs to be split zoned to protect a large portion of WGL on this lot, which is important swift parrot foraging habitat within the near coastal zone (which has seen significant clearance in the Huon Valley in the last ten years).</i> Dover Hotel - split zoned Rural and Agriculture Zone • 100571/1 – 4.047ha. Rural zone due to site containing private timber reserve (consistent with decision tree). • 132096/1 – 80 ha Zone to Landscape Conservation Zone: • 123851/1 – 20.23ha <i>NRM advice: Large portion of WGL which is important swift parrot foraging habitat within the near coastal zone (which has seen significant clearance in the last ten years).</i>

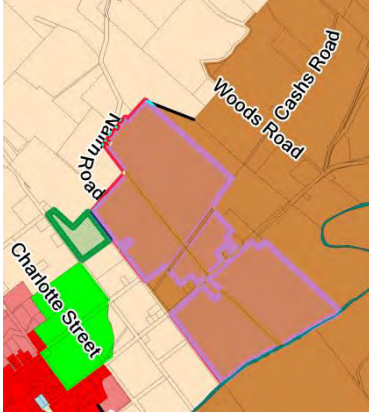
Location	Map Comparison		Commission Comments/Questions	Advice and comments including advice from AK Consultants.
2: ZONING CHANGES FROM RURAL RESOURCE TO AGRICULTURE				
2.1 Geeveston, Arve Road and Old Arve Road area - change of zone from Rural Resource to Agriculture CT 84369/1 CT 165917/1 CT 45506/1 CT 232692/1 CT 104585/8 CT 245463/1 CT 223969/1 CT 23390/1 CT 245462/1 CT 250637/1 CT 26882/3 CT 45016/1 CT 221114/1 CT 229740/1 CT 213694/1 CT 120229/1 CT 114860/2 CT 114860/1 CT 143803/1 CT 252168/1 CT 143803/2 CT 120228/1 CT 37338/1 CT 69395/1 CT 69071/1 CT 139092/2 CT 139092/1 CT 149136/1 CT 14546/1 CT 103306/1 CT 40741140 350/5 CT 159817/2 CT 52374148 19217/1 CT 128634/2 CT 228922/1 CT 129204/2 CT 114861/1 CT 114861/2	LPS 	IPS 	Can you consider how the PAs Decision Tree might apply to this land given that a large proportion appears to be unconstrained land (see below) and the Decision Tree states that “to avoid spot zoning, rezone any lots under 10ha as Agriculture to Rural if not adjacent to titles which are zoned Agriculture. (Not within 100m of the lot boundaries of another lot zoned Agriculture)”? Further explanation is required for why the land has been zoned Agriculture in the context of the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 ‘Outcomes and proposed action’ from the of the Post Lodgement Conference feedback documentation). 	AK Consultants provided the following advice in relation to the listed titles: <i>Agree with Agricultural Zoning for these titles. Justified through existing land use and constraints mapping.</i> The titles identified by the TPC have been reconsidered, advice sought from AK Consultants and it was determined for the Agriculture zone to apply where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with the decision tree and guidelines AZ1 and AZ6. (See further: Appendix 39 Decision Tree and Guidelines - Agriculture & Rural Zones (AK Consultants)). The lots to be within the Agriculture Zone include: • 45506/1 – 14.48ha. • 232692/1 – 9.05ha, • 223969/1 - 11.3 ha • 104585/8 – 15.78ha • 23390/1 - 6.7ha • 23390/2 - 0.71 ha • 245462/1 – 25.97ha • 229740/1 – 10.2ha • 250637/1 – 12.8ha • 26882/3 – 3.418 ha • 45016/1 - 7.7 ha • 221114/1 - 6.52ha. • 168856/1 – 11.25 ha • 213694/1 – 13.5ha • 143803/1 – 6.02ha • 120229/1 – 7.9ha • 120228/1 – 20.8ha • 201918/1 – 0.67 ha • 114860/1 – 13.4ha • 114860/2 – 3.8ha • 114861/1 – 6.57 • 114861/2 – 2.78 ha • 252168/1 – 13.4ha • 198658/1 – 5.8 ha • 143803/2 – 4.1ha • 37338/1 – 10.06 ha • 227749/1 – 1.199 ha • 69395/1 – 5.444 ha • 139092/2 – 5.646 ha • 69071/1 – 4.88 ha • 14546/1 - 6.4ha • 149136/1 - 3.9ha • 103306/1 – 6.1ha • 40740/5 - 24.1ha • 159817/2 – 16.3ha and 27.2ha • PID 5250113 – CTs 220918/1, 220917/1, 128634/2 • 228922/1 – 16.59 ha • 129204/2 – 15.78ha • 52374/1 – 0.6 ha

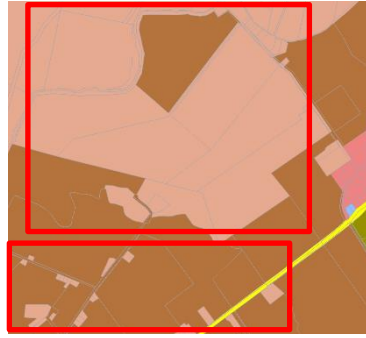
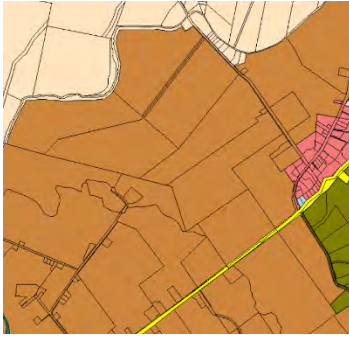
				The following lots are to be zoned Rural given the lot adjoins the Agriculture zone and has limited to no potential for agriculture which is consistent with guideline RZ 1 and the decision tree. • 84369/1 - 2.88ha • 165917/1 - 2.16ha • 139092/1 – 3.48 ha
CT 161585/2 CT 161585/1 CT 138980/2 CT 142178/4 CT 138980/1	Rural Resource Zone	Rural Resource Zone		Upon review of the CT's identified by the TPC additional lots were reconsidered based on the AK Consultants Decision Tree and Guideline No. 1, to ensure consistency in the application of the zones as far as practicable. It was determined for the Agriculture zone to apply where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with the decision tree and guidelines AZ1 and AZ6. AK Consultants provided the following advice specific to the titles: <i>Agree, rezone to Ag based on Land Capability, existing use, potential to be farmed in conjunction with adjacent land and no dwelling. In some circumstances (138980/2, 142178/4) the sites have access to water resources.</i> • 161585/2 – 8.554 ha • 161585/1 – 3.139 ha • 138980/2 – 9.697 ha • 138956/7 – 1.136 ha • 142178/4 – 9.107 ha • 138980/1 – 3.487 ha
2.2 Jacobsons Road and Lonavale Road, Judbury - change of zone from Rural Resource to Agriculture Western area: CT 55162/1, CT 6770/1, CT 247588/1 and CT 216299/1 Eastern area: CT 12913/1, CT 12913/2 and CT 115014/1	LPS 	IPS 	How does the Decision Tree apply to these areas of land given that the land and surrounding land appears to be constrained and unconstrained land (see below)? 	The titles identified by the TPC have been reconsidered, advice sought from AK Consultants and it was determined for the Agriculture zone to apply where the lots have been mapped as unconstrained, constrained and farmed in conjunction with other land and there are no or minimal apparent ecology values. This is consistent with the decision tree and guidelines AZ1 and AZ6. • 12913/1 – 2.688 ha • 12913/2 – 2.54 ha • 29662/1 – 12.11 ha • 251927/1 – 9.86 ha • 118789/1 – 11.96 ha • 217098/1 – 3.43 ha • PID 7709805 – 7.39 ha (CT 247588/1, 55162/1) • PID 3400798 - 6.0 ha (CTs 6770/1, 55162/2, 216299/1) • PID 5699439 – 3.428 ha (CTs 118789/1, 217098/1) • 220412/1 – 25.78 ha Upon review of the CT's identified by the TPC additional lots were reconsidered based on the AK Consultants Decision Tree and Guideline No. 1, to ensure consistency in the application of the zones as far as practicable. It was determined for the Agriculture zone to apply where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with the decision tree and guidelines AZ1 and AZ6. • 203637/1 – 21.22 ha • 124364/1 – 12.44 ha • 46416/1 – 19 ha • 205946/1 – 10.93 ha • 149468/2 – 12.56 ha • 158860/4 – 13.99 ha • 168520/1 – 14.45 ha • 158860/1 – 15.26 ha • 14546/1 – 6.373 ha

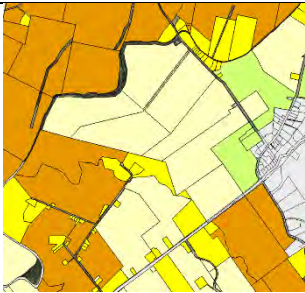
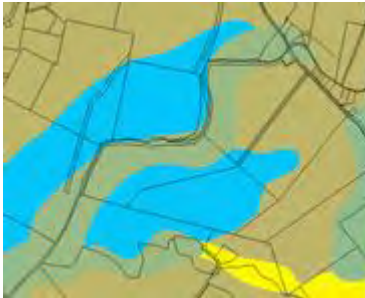
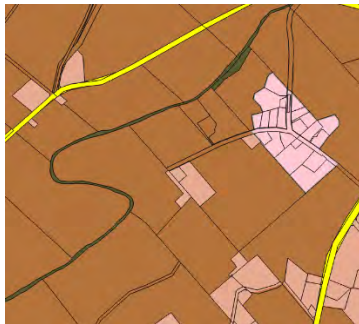
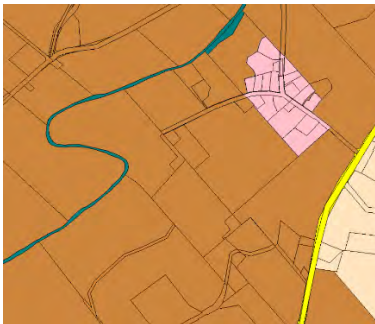
2.3 Littles Rd Cygnet, CT 51750/2 - change of zone from Rural Resource to Agriculture	LPS 	IPS 	How does the PAs Decision Tree apply to this general area of land given that it appears to be unconstrained land; and CT 51750/2 is owned by the same landowners to the east for titles CT 51750/1, CT 130030/1 and CT 51750/3 – where these titles are zoned Rural. The total area of these titles is 85.69 ha. 	The titles identified by the TPC have been reconsidered and it was determined for the Agriculture zone to apply where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with the decision tree and guidelines AZ1 and AZ6. 177833/1 – 2.063 ha. The following lots were determined to be split zone Landscape Conservation and Agriculture due to the farming potential and the natural values. NRM advice: <i>130030/1 Threatened DGL which is important foraging habitat for swift parrots. Part of a significant portion of natural vegetation. Recommend split zone LCZ to protect DGL. CT 177834/1 Threatened DGL is important foraging habitat for swift parrots. Part of a significant portion of natural vegetation. Recommend split zone LCZ to protect DGL.</i> - PID 9613321 – 85 ha (CTs 51750/3, 177834/1, 130030/1) 78024/1 – 45.49 ha
2.4 228 Glen Huon Rd Huonville CT 161784/7 and CT 161784/4 - change of zone from Rural Resource to Agriculture	LPS 	IPS 	Should CT 161784/6 be zoned Agriculture given that it is owned by the same landowner as the other titles and is 81.5 ha in total – despite the title being identified on the Future Coastal Refugia Overlay? 	The titles identified by the TPC have been reconsidered and it was determined for them to be zoned Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with Decision tree prepared by AK Consultants and guidelines AZ1 and AZ6. PID 3238022 - 81.5 ha. (CTs 161784/7, 161784/6, 161784/4)
2.5 Glen Huon Road and Beldon Road, Glen Huon, CT 106768/1, CT 241289/1, CT 161945/4 and CT 161945/2 - change of zone from Rural Resource to Agriculture	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Agriculture, and how this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation) and Guideline No.1 and particularly AZ1.	The titles identified by the TPC were reconsidered and it was determined that the lots should be zoned Rural given their relatively poor land capability and constraints such as nearby sensitive uses (see: RZ1, RZ2 and AZ6). For CT 135987/2 the following specific advice was provided by AK Consultants: <i>Title has an existing dwelling and is small in area. While it currently under the same ownership as some adjacent titles, the total area is still relatively small and unlikely to be utilised for agricultural activity beyond small scale.</i> For CT 161945/2 the following specific response was provided by Council's NRM officer: <i>While not part of a threatened vegetation community, the isolated patch of vegetation is an important ecological stepping stone in a fragmented landscape. Given neighboring cadastral layouts and zones, a split zone wouldn't make sense. Agree with site remaining as Rural.</i> 106768/1 - 3.55 ha. 241289/1 – 9.537 ha 3292336 - 8.24 ha. (CT 161945/4, 135987/2, and 161945/2)

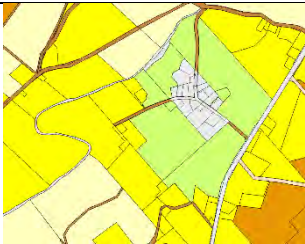
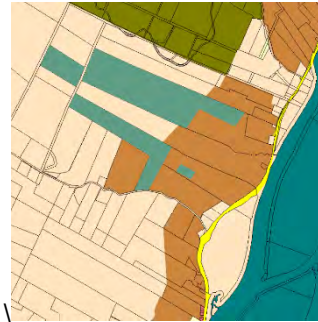
2.6 Cygnet, Wylies Road and Slab Road area - change of zone from Rural Resource to Agriculture – 15 Wylies Rd Cygnet, CT 33280/1, 2 Wylies Rd, Cygnet, CT 22199/1, - LGA Subdivision Road, CT 22199/2, 194 Slab Rd Cygnet, CT , 180 Slab Rd Cygnet, CT 105072 /1, 188 Slab Rd Cygnet, CT 33620/1, CT 33620/2 and CT 33620/2, - Slab Rd Cygnet, CT 166710 /2 and CT 166710 /2	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Agriculture, and how the this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation)and Guideline No. 1 and particularly AZ1.	The titles identified by the TPC have been reconsidered, advice sought from AK Consultants and it was determined for them to be zoned Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with the AK Consultants Decision Tree and Guidelines and AZ2 and AZ3. AK Response: 33280/1 <i>While the title itself is best described as a domestic block, it is adjacent to land that is proposed to be zoned Ag, including a number of titles under the same ownership that appear to be farmed in conjunction as part of a cattle enterprise. To avoid spot zoning the Ag Zone would be more appropriate. Guideline AZ2 and AZ3 are applicable.</i> AK Response: CT 166710/2. <i>Retain in the Ag zone. under the same ownership as land further to the south. adjacent title under the same ownership has an existing water resource. No dwelling, so should preserve land for the Ag Zone. AZ3.</i> AK Response: 15947/1 <i>Retain in the Ag zone. title is under the same ownership as land to the north and also has an existing water resource. No dwelling, so should preserve land for the Ag Zone. AZ3</i> NRM Response: CT 33620/1, 33620/2 and 33620/3 <i>agree with proposed Agriculture Zone, natural vegetation on the periphery which shows signs of a sparse/transformed understory.</i> 33280/1 – 1.9ha 22199/1 – 0.37 ha 166710/2 – 2.965 ha - PID 2871512 - 67.08ha. – (CTs 33620/1, 33620/2, and 33620/3, 150848/1, 150848/2) 15947/1 – 3.681 ha The titles identified by the TPC have been reconsidered, advice sought from AK Consultants and it was determined for them to be zoned Rural where there is limited or no potential for agriculture (see RZ1 and AZ6). AK Response: 166710/1. <i>Agree Rural is more appropriate as per Guidelines RZ1 and AZ6</i> AK Response: CT 105072/1. <i>It currently has connection to other Rural titles so Rural is appropriate. However, please see comments below regarding adjacent titles proposed for the Rural Zone along Slab Rd.</i> 22199/2 - Road casement adjacent to lots zoned Rural 166710/1 – 7.112 ha 105072/1 – 0.166 ha The following title was determined to be suitable to be split zoned: Rural and Agriculture. AK Consultants: <i>Agree that split zoning is appropriate. Also agree only keeping the western 10ha as Agriculture and the balance being zoned as Rural. In our opinion, Rural would be the most appropriate split zone, as it ensures the natural values are covered by the NAC. But also means land could still be used for some agricultural enterprises, eg grazing.</i> 150848/1 – 34.84 ha 133744/1 – 0.3 ha (surrounded by Agriculture zone land)
2.7 Littles Rd Cygnet, CT 51750/2 - change of zone from Rural Resource to Agriculture	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Agriculture, and how the this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation)and	Title no longer exists. Land sold in 2019, title reference now 177833/1. Land mapped as unconstrained and therefore to be zoned Agriculture in accordance with the AK Consultants Decision Tree and Guidelines and AZ1. 177833/1 – 2.063 ha

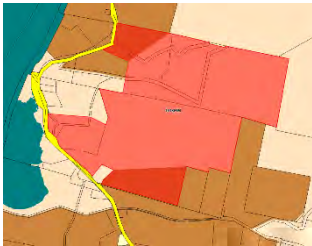
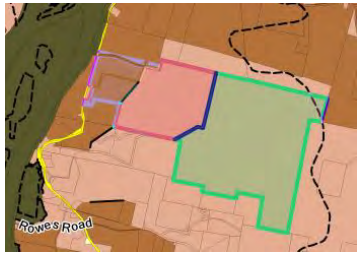
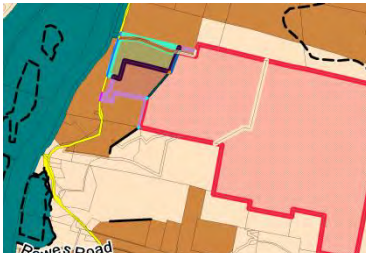
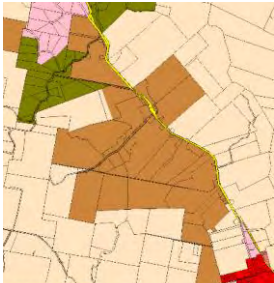
			Guideline No. 1 and particularly AZ1.	
2.8 Channel Highway, Cygnet and Nichols Rivulet, CT 174032/1 - change of zone from Rural Resource to Agriculture	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Agriculture, and how the this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation) and Guideline No. 1 and particularly AZ1.	The titles identified by the TPC have been reconsidered, advice sought from AK Consultants and it was determined for the applicable zone to be Agriculture where the lots have been mapped as unconstrained and there are no or minimal apparent ecology values. This is consistent with decision tree prepared by AK Consultants Decision Tree and Guidelines and AZ1 and AZ6. Council's NRM officer concurs with the zoning to Agriculture: 174032/1 - 33.1ha
2.9 Western side of the Huon Highway in Franklin, CT 31016/4, CT 22099/3 CT 22099/2 CT 114811/28 CT 159196/1 CT 153611/3 CT 130029/3 CT 114811/18 CT 164715/4 CT 159201/1 and CT 132098/1 - change of zone from Rural Resource to Agriculture	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Agriculture, and how the this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation) and Guideline No. 1 and particularly AZ1.	The area comprises of 12 properties currently zoned Rural Resource under the Interim Planning Scheme. The lots are located on the western side of the Huon Highway in Franklin. The lots within the larger area to the south is accessed from Chittys Road, Braeside Road, Flakemore Road and Fleurty's Road. The lots in the larger area to the south that are proposed for rezoning to Agriculture: - are largely used for agriculture including land identified on the LIST layer 'Land Use 2015' as 'Irrigated perennial horticulture' and Grazing modified pastures'; - have a land capability of 5, with a marginal area along the boundary of 6; - are identified as 'potentially unconstrained', and 'potentially constrained 2A and 2B' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; and - largely owned by the same landholder with a total area over 10ha. This conversion is consistent with Guideline No. 1 AZ1, AZ3, and AZ4. AK Consultants response: <i>Agriculture Zone appears to be the most suitable for these titles, given the existing agricultural uses, as defined by Land Use Mapping and identifiable from aerial imagery. Also agree that the titles mapped as potentially constrained that have been included in the Ag Zone are more appropriate for that zoning.</i> NRM response: support for Ag zoning. 159201/1 - 41.2 ha 159196/1 - 10.7 ha 22099/3 - 10.7 ha 31016/4 - 12.87 ha 22099/2 - 6.57 ha 114811/28 - 7.0 ha 132098/1 - 13 ha 118438/1 - 26.68 ha 153611/3 - 3.9 ha 130029/3 - 3.7 ha 114811/18 - 3.9 ha 164715/4 - 5.8 ha
2.10 Lot 2 Kay Street, Franklin (CT 143801/2,) 1 Cracroft Street, Franklin (CT 166350/1), 22 Cracroft Street,	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Rural and Agriculture, and how the this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement	The titles identified by the TPC were reconsidered and it was determined that the lots should be zoned Rural given their relatively poor land capability and constraints such as nearby sensitive uses (see: RZ1, RZ2 and AZ6). AK Consultants response: <i>These titles could just as suitably go into the Rural Zone. They are mapped as potentially constrained and are mostly surrounded by lifestyle scale titles with dwellings. Directly to the south is a single title with horticultural plantings located on it. If the subject titles are retained in the Ag Zone, then it may also be worth considering including this title into the Ag Zone as well.</i> 143801/2 - 3.7 ha 166349/2 - 3.86 ha 166350/1 - 6.1 ha 166349/1 - 2.95 ha

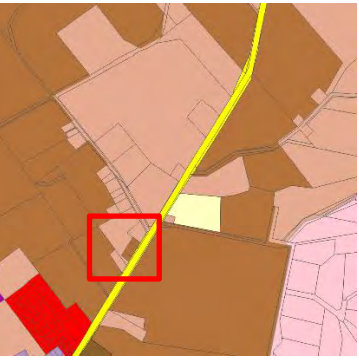
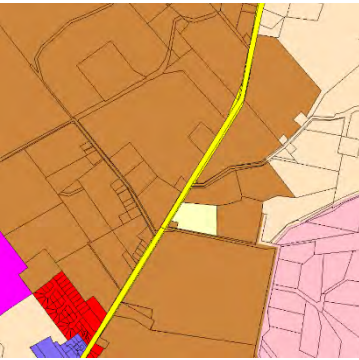
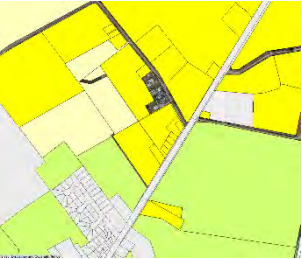
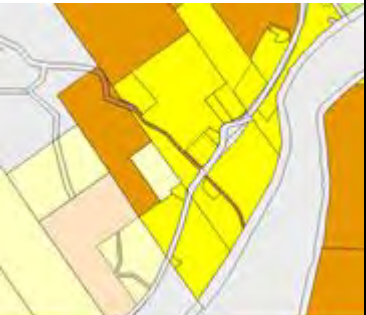
Franklin (CT 166349/2), and 24 Cracroft Street, Franklin (CT 166349/1), and - change of zone from Rural Resource to Agriculture and Rural			Conference feedback documentation) and Guideline No. 1 and particularly AZ1.	
2.11 Ranelagh, 'Home Hill Winery Restaurant' – 38 Nairn Road, Ranelagh, CT 105601/3 – change of zone from Rural Resource to Agriculture	LPS 	IPS 	Please provide further explanation on how the following areas have been rezone from Rural Resource to Rural and Agriculture, and how the this meets the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgement Conference feedback documentation) and Guideline No. 1 and particularly AZ1.	Both CT 105601/3 and 162522/2 are proposed to be zoned Agriculture under the LPS. The 'Home Hill Winery Restaurant' is located on CT 162522/2, as it is a vineyard. • PID 7512367 with an area of 22.73 ha is owned by the same landowner. • PID 5700049 with an area of 14.37 ha is owned by the same landowner. • PID 2713215 with an area of 10.64 ha appears to be owned by the same landowner. • 105601/3 – 2.99 ha contains large shed accessed from Nairn Road and is farmed in conjunction with the vineyard. The titles are currently zoned Significant Agriculture, with the exception of 105601/3. In accordance with AZ2, AZ3 and the AK Consultants Decision Tree and Guidelines the lots are to be zoned Agriculture under the LPS.

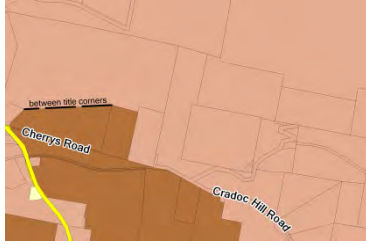
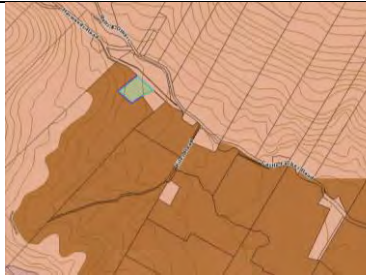
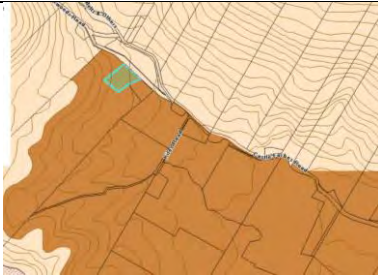
Location	Map Comparison	Commission Comments/Questions	Advice and comments including advice from AK Consultants.
3: ZONING CHANGES FROM SIGNIFICANT AGRICULTURAL TO RURAL			
3.1 Grove Road and Pages Road, Crabtree, CT 30262/2 CT 30262/4 CT 30262/3 CT 126000/2 CT 147388/1 CT 145451/1 and CT 113346/1 - change of zone from Significant Agricultural to Rural	LPS 	IPS  Further explanation is required on why the following titles have been rezoned from Significant Agricultural to Rural (see below): - CT 30262/2 is 20.0 ha - CT 126000/2 is 18.54 ha - CT 147388/1 is 20.81 ha - CT 30262/4 is 20.01 ha - CT 30262/3 is 20.0 ha How does the PAs Decision Tree apply to this area given that the Decision Tree states that “to avoid spot zoning, rezone any lots under 10ha zoned as Agriculture to Rural if not adjacent to titles which are zoned Agriculture. (Not within 100m of the lot boundaries of another lot zoned Agriculture)”? Further explanation is required on why the following titles have been rezoned from Significant Agricultural to Rural (see below): - CT 30262/2 is 20.0 ha - CT 126000/2 is 18.54 ha - CT 147388/1 is 20.81 ha - CT 30262/4 is 20.01 ha - CT 30262/3 is 20.0 ha How does the PAs Decision Tree apply to this area given that the Decision Tree states that “to avoid spot zoning, rezone any lots under 10ha zoned as Agriculture to Rural if not adjacent to titles which are zoned Agriculture. (Not within 100m of the lot boundaries of another lot zoned Agriculture)”?	AK Consultants Table 5. Decision Tree, the criteria which addresses <i>Potentially Constrained Titles</i> identifies lots for zoning to the Rural Zone: - Cluster of three or more titles and not utilised for agricultural activities nor directly adjacent to ‘medium to large-scale’ agricultural activities. - If adjoining a Residential Zone and in a cluster of 3 or more and not utilised as part of an ‘medium to large-scale’ agricultural activity. - If provides for a more consistent zoning pattern. This area of land is not mapped as having an agricultural use, refer to <i>Land Use 2015</i> layers of the LIST which classes this area as 5.4.3 Rural residential without agriculture and 1.3.3 Residual native cover. The Regional Ecosystems Modelling indicates that these lots contain priority vegetation including a Threatened Vegetation Community (DOV) <i>Eucalyptus ovata</i> forest and woodland, and Threatened Fauna Habitat (nests and foraging habitat) for the Swift Parrot, <i>Lathamus discolor</i>. As well as Threatened Flora Claspleaf heath, <i>Epacris acuminata</i>. <u>Zone to Rural</u> 30262/2 - 20.0 ha 126000/2 - 18.54 ha 30262/4 - 20.01 ha 30262/3 - 20.0 ha <u>Zone to Agriculture</u> 147388/1 - 20.81 ha. 30262/5 – 20.01 ha 145451/1 - 9.24 ha 113346/1 – 0.8 ha NRM: 30262/5 The natural values on this site were recently erroneously cleared and the remaining values adjacent to the creek line are protected by a Forest Practices Plan. Rezoning to Agriculture will not make a significant difference. NRM: 145451/1 The area of critically endangered <i>Eucalyptus ovata</i> forest and woodland is partially outside the waterway and coastal protection area (WCPA). It's hard to determine condition from the aerial photos for this one, but I would say it's probably moderate condition with some understory transformation to pasture grass. It provides a linear from up slope natural areas down to Mountain River. Other priority vegetation on site falls within the WCPA. This vegetation hasn't been cleared as it sits on a steep slope (see below). Therefore, rezoning it to RZ may put it at more risk than if it was AZ due to the need for bushfire hazard management areas etc. I would suggest AZ for this property.

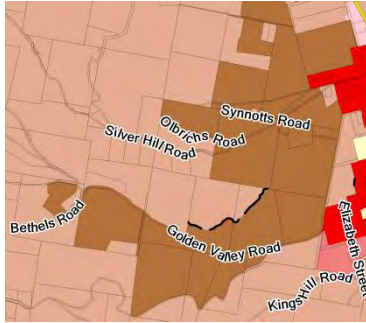
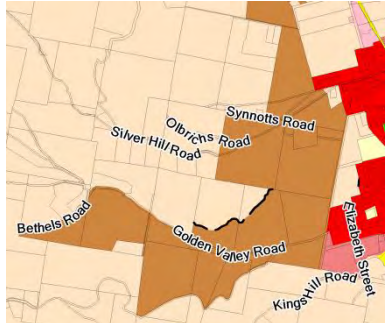
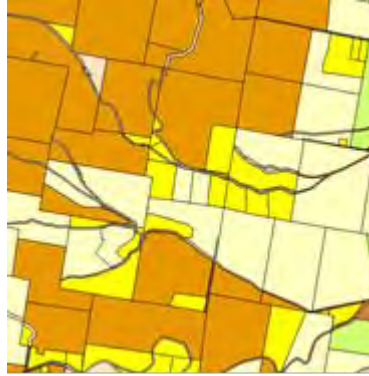
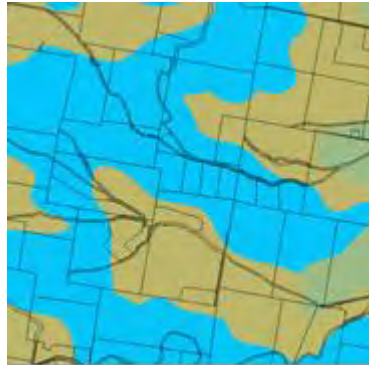
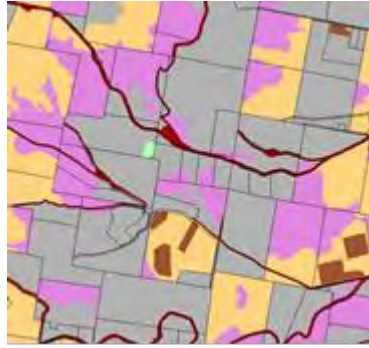
			 Land potentially suitable for Agriculture mapping.  Land capability mapping.  Land Use 2015 mapping.	
3.2 Longleys Road and Thompsons Road Huonville (and surrounding area) – i.e. CT 119739/3 CT 10841/1 CT 142532/1 CT 142532/2 CT 151880/2 CT 151880/1 CT 27098/7 - change of zone from Significant Agricultural to Rural Living and Rural	LPS 	IPS 	How does the PAs Decision Tree apply to this land given that it is identified as constrained land (see below) small titles that were previously zoned Significant Agricultural have been zoned Rural Living or Rural and the Decision Tree states that “to avoid spot zoning, rezone any lots under 10ha zoned as Agriculture to Rural if not adjacent to titles which are zoned Agriculture. (Not within 100m of the lot boundaries of another lot zoned Agriculture)”? Can you provide an explanation to support the rezoning of CT 119739/3 from Significant Agricultural to Rural Living?	AK Consultants provided the following response to the titles directly referenced by the TPC: - CT 119739/3 – Agree with Rural Living. The title has no agricultural potential due to size and existing dwelling. It is adjacent to the Rural Living Zone, so it makes sense to include with this zone rather than spot zone as Rural. - CT 10841/1 – In our opinion, it seems logical that this title is also zoned Rural Living. It has no agricultural potential and is under different ownership to the adjacent agricultural land and so would be much more suitable in the Rural Living Zone rather than being spot zoned Rural. - CT 151880/2, CT 151880/1 & CT 27098/7. Rural Zone is appropriate for these titles. They have negligible agricultural potential due to size and existing dwellings. Being a cluster of 3 also makes it suitable for them to form a zone together. - CT 142532/1 & CT 142532/1. If considering these in isolation we would recommend the Ag Zone. This is based on the decision tree guideline of requiring 3 titles to make a zone. However, when also looking at CT 142532/3 and CT 160923/2 there would be a case to also include these 2 titles in the Rural Zone, which would then make a cluster of 4 titles. - CT 142532/3 is approximately 2ha in area and is under the same ownership as CT 142532/1. It does have existing hothouse infrastructure which may have potential for development of a ‘niche’ enterprise. We are of the opinion that ‘niche’ enterprises would likely be more suitable in the Rural Zone rather than the Ag Zone. - CT 160923/2 has an area of 3.2ha and currently displays ‘lifestyle’ or ‘domestic-scale’ characteristics as per the Decision Tree and also has 3 adjacent titles zoned Rural Living. It is quite constrained, however, this title may again have characteristics that would enable it to develop a ‘niche activity’ because of its size and there may be scope to develop a small water resource. - CT 42865/1 We determined that the next title to the east (CT 42865/1) should be retained in the Ag Zone. The main reason for this is that there is a 6ML summer take irrigation water resource associated with it. And the offtake point for a 30ML summer take water resource associated with 159985/1 to the south is also located on it.

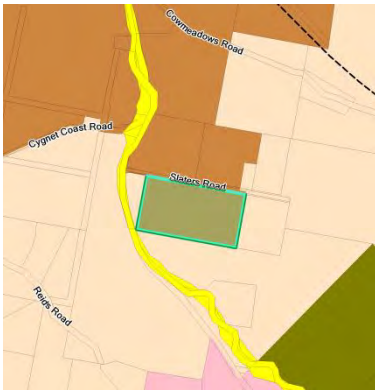
				Accordingly, the following titles are to be zoned Rural: • 142532/1 – 0.379 ha • 142532/2 – 0.7187 ha • 151880/2 – 1.264 ha • 151880/1 – 0.2162 ha • 27098/7 – 0.3635 ha <u>Rural Living A:</u> • 119739/3 – 0.4545 ha • 10841/1 – 0.236 ha
3.3 3058 Huon Highway Franklin, CT 161880/1 - change of zone from Significant Agricultural to Rural	LPS 	IPS 	Why is the Agriculture Zone applied to titles containing Private Timber Reserves? Guideline No. 1 at RZ 3(c) states that the Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis and the <i>Decision Tree for Land Currently Zoned Rural Resource or Significant Agricultural</i> states that land containing a Private Timber Reserve (PTR) should be zoned Rural. Suggest these sites be zoned Rural. 	In accordance with Guideline No. 1 - RZ1 the following lots are to be zoned Rural, noting there is not a Private Timber Reserve applicable to the properties, however the Rural zone will provide a greater consistency of zoning and contains areas of an identified threatened community (<i>Eucalyptus ovata forest and woodland</i>). • 161880/1 – 6.704 ha • 100950/3 - 56.46 ha • 111734/2 – 20.51 ha • 100950/4 – 4.823 ha

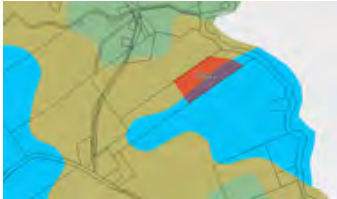
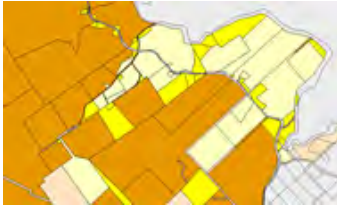
3.4 Channel Highway Cradoc, CT 114690/1 CT 47130/1 and CT 163072/2.	LPS 	IPS 	Is the Agriculture Zone correctly applied to Mining Lease 1918P/M? Guideline No. 1 at RZ 3© supports the rezoning of a title to Rural if there are significant constraints to agricultural use occurring on the land. Mining is a strategic resource and has been zoned Rural across the state and the <i>Decision Tree for Land Currently Zoned Rural Resource or Significant Agricultural</i> specifies that titles containing a mining lease should be zoned Rural. 	The lots identified were reconsidered and the following lots were considered appropriate to be zoned Rural due to the existence of a mining lease in accordance with the AK Consultants Decision Tree and Guidelines: - CT 114690/1 – 43.47 ha - CT 47130/1 – 11.81 ha - CT 163072/2 – 17.67 ha
PID 2882342 CTs - 225667/1, 139543/2, 139543/5	LPS 	IPS 		A specific land capability report was provided by the owner by consultants Doyle Soil, which states, “Most of the soils are very shallow, rocky and stony (Class 6) with only small-scattered pockets of deeper soil (Class 5).” In accordance with RZ1 the following titles are to be zoned Rural: - PID 2882342 - CT 225667/1 – 260.92 ha - CT 139543/2 – 79.6 ha - CT 139543/5 – 13.04 ha
3.5 Channel Highway and Supplce Rd Cygnet, CT 208410/1 CT 125465/1 CT 140266/3 change of zone from Significant Agricultural to Rural	LPS 	IPS 	Further explanation is required for why previously zoned Significant Agricultural has been zoned Rural, in the context of the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 ‘Outcomes and proposed action’ from the of the Post Lodgement Conference feedback documentation). 	The titles identified by the TPC were reviewed and the AK Consultants Decision Tree and Guidelines considered together with advice from Council’s NRM officer. It was concluded that the lots should be zoned Agriculture in accordance with AZ1 and AZ2. - CT 208410/1 - 15.5 ha. - CT 208410/1 - 15.5 ha - CT 125465/1 – 3.264 ha - CT 140266/3 – 18.3 ha

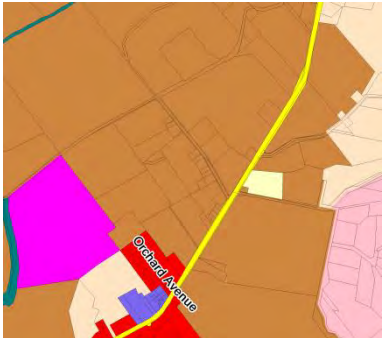
3.6 Huonville Highway near Glen Rd including CT 71549/3 CT 115975/4 CT 115975/5 CT 115975/6 - change of zone from Significant Agricultural to Rural	LPS 	IPS 	Why are the 4 properties in the cluster fronting the Huon Highway zoned Agriculture, when they are surrounded by Rural zoned land and are constrained for agricultural use? 	The titles identified by the TPC were reviewed and the AK Consultants Decision Tree and Guidelines considered together with advice from Council's NRM officer. It was concluded that the lots should be zoned Rural given they are surrounded by Rural land and notwithstanding they are part of a larger landholding the titles on their own due to their size are highly constrained in accordance with AZ7 (e). The following titles are to be zoned Rural: • CT 71549/3 – 0.06 ha • CT 115975/4 – 0.06 ha • CT 115975/5 – 0.06 ha • CT 115975/6 – 0.06 ha
3.7 Grove to Huonville - change of zone from Significant Agricultural to Rural - and Rural Resource to Agriculture Huon Highway area, Huonville: including CT 173369/2, CT 63520/1, CT 244412/1, CT 151571/1 and CT 177311/1, CT 53226/1, CT 53226/2 and CT 48/2793	LPS 	IPS 	Further explanation is sought on how the areas below have been rezoned from Significant Agricultural to Rural (and Rural Resource to Agriculture) and meet the methodology used to apply the Rural and Agriculture Zones (see item 1(b) Attachment 1 'Outcomes and proposed action' from the of the Post Lodgment Conference feedback documentation) and Guideline No. 1 particularly AZ1: Please append the further justification for each area to this table.  Land potentially suitable for agriculture mapping. 	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines and Guideline No. 1. It was concluded the following lots should be zoned Agriculture in accordance with AZ2: • CT 173369/1 – 4.97 ha • CT 173369/2 – 1.1 ha The following lots are to be zoned Agriculture to avoid spot zones in accordance with AK Consultants Decision Tree and Guidelines: • CT 63520/1 – 0.42 ha • CT 244412/1 – 0.19 ha • CT 151571/1 – 0.23 ha The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines and Guideline No. 1 and it was concluded the following lots should be zoned Rural in accordance with RZ1 (limited or no potential for agriculture), RZ3 and AZ3 and the decision tree for potentially constrained titles. • CT 177311/1 – 13.23 ha • CT 53226/1 – 4 ha • CT 53226/2 – 3.71 ha • CT 48/2793 – 5.46 ha

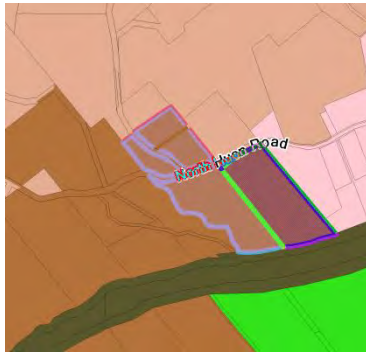
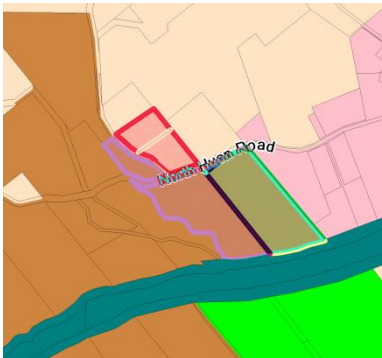
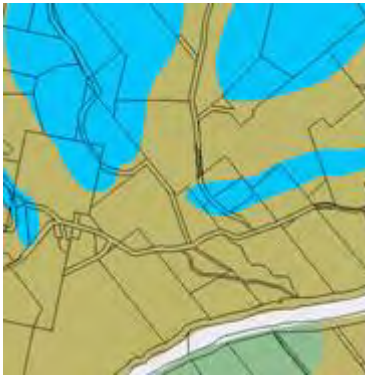
			Land capability mapping.  Land Use 2015	
3.8 Channel Highway Cradoc - CT 200262/1 is 10.12 ha, where not all of the title has been zoned Agriculture – the same landowners own the adjoining title CT 199967/1 at 2.18 ha (adjoining titles, CT 233545/1 is 9.56 ha and CT 28413/1 is 3.95 ha)	LPS 	IPS 	Land potentially suitable for Agriculture mapping  Land Capability mapping  Land Use 2015 mapping 	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines and Guideline No. 1 and it was concluded the following lots should be zoned Rural in accordance with RZ1 (limited or no potential for agriculture), RZ3 and AZ3 & AZ6 and for potentially constrained titles. Moreover, specific advice was sought from AK Consultants in relation to the zoning: - CT 200262/1. Agree Rural. Title has a dwelling and is limited in arable area. Historical imagery indicates that this title may have had an orchard on it in the past, However, these have not been there since at least 2004. RZ1 and AZ6. - CT 199967/1. Agree Rural. No Ag value based on size and existing constraint from dwellings. - CT 233545/1. Agree Rural. Title has a dwelling and is limited by Land Capability. Historical imagery indicates that this title may have had an orchard on it in the past, However, these have not been there since at least 2004. RZ1 and AZ6. - CT 28413/1. Agree Rural. Title has a dwelling and is limited by size and Land Capability. Historical imagery indicates that this title may have had an orchard on it in the past, however, these have not been there since at least 2004. RZ1 and AZ6. Accordingly, the following titles are to be zoned Rural: - CT 200262/1 – 10.41 ha - CT 199967/1 – 10.12 ha - CT 233545/1 – 10.41 ha - CT 28413/1 – 3.79 ha
3.9 Castle Forbes Road and Crowthers Road area, Castle Forbes Bay: including CT 9146/2, ST 9146/5, CT 100008/1, CT				The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines (potentially constrained titles) and the Guideline No. 1. Moreover, specific advice was sought from AK Consultants in relation to the zoning: - CT 9146/2 – Agree Rural is most appropriate. It is essentially a residential lot and has connectivity with other titles proposed to be zoned Rural. - CT 9146/5 – Agree Rural is most appropriate. It is essentially a residential lot and has connectivity with other titles proposed to be zoned Rural.

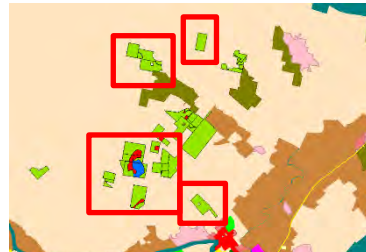
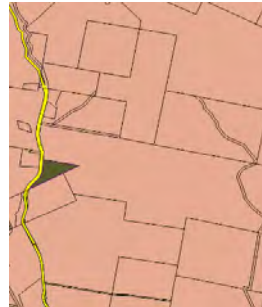
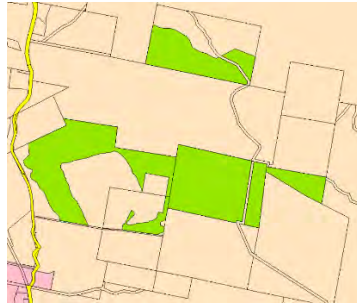
14578/1 and CT 6055/1				- CT 100008/1. While the title itself is best described as a domestic block, it is adjacent to land that is proposed to be zoned Ag, including orchards. To avoid spot zoning the Ag Zone would be more appropriate. So Guideline AZ2 is applicable. - CT 14578/1. While the title itself is best described as a domestic block, it is adjacent to land that is proposed to be zoned Ag, including orchards. To avoid spot zoning the Ag Zone would be more appropriate. So Guideline AZ2 is applicable. - CT 6055/1 - While the title itself is best described as a domestic block, it is adjacent to land that is proposed to be zoned Ag, including orchards. To avoid spot zoning the Ag Zone would be more appropriate. So Guideline AZ2 is applicable. Accordingly, the following lots were identified as being zoned Rural in accordance with RZ1 and RZ3. - CT 9146/2 – 0.91 ha - CT 9146/5 – 0.48 ha The following lots are identified as being zoned Agriculture in accordance with AZ2. - CT 100008/1 – 0.6 ha - CT 14578/1 – 2 ha - CT 6055/1 – 0.13 ha
3.10 Silver Hill Road area, Cygnet: including CT 106084/3, CT 199926/1, CT 168684/1, CT 21025/1 and CT 29727/2	LPS 	IPS 	Land Potentially Suitable for Agriculture Zone mapping  Land Capability mapping  Land Use 2015 mapping 	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines. Moreover, specific advice was sought from AK Consultants in relation to the zoning: - CT 106084/3. This title would best be described as a domestic scale lot and in our opinion would be better suited to the Rural Zone. AZ6, RZ2. - CT 106084/4. This is a good example of what appears to be a highly productive activity occurring on a small lot and the sort of enterprise we discussed with you in our meeting, where we believe more research needs to be done to be able to better define these enterprises and thus be better able to zone them appropriately. In this case, because of the small size, characteristics of surrounding land and because it has a dwelling we are of the opinion that it would more appropriate to zone this title Rural. AZ6, RZ2. - CT 199926/1. This title has a dwelling and south facing slopes. While it is slightly bigger in area and is under the same ownership as CT 168684/1, we of the opinion that it has limited agricultural potential and is more in keeping with the characteristics of adjacent titles to the west. Hence, we think the Rural Zone is more appropriate. AZ6, RZ1. - CT 168684/1. We recommend the Rural Zone. While it does have some connectivity with land proposed to be zoned Ag to the east, because of ownership and the adjacent development pattern we think the Rural Zone is more appropriate. AZ6, RZ1. - CT 21025/1. Agree Rural Zone. The title displays domestic scale characteristics. Due to existing vegetation, slope and the existing dwelling it is likely to be limited for agricultural use as well. AZ6 and RZ1. - CT 29727/2. Agree Rural Zone. The title is mapped as potentially constrained and is in an area where all the surrounding titles have characteristics more suited to the Rural Zone. AZ6, RZ2. Accordingly, the following lots were identified as being zoned Rural in accordance with AZ6, RZ1 and RZ2. - CT 106084/3 – 4.58 ha - CT 106084/4 – 6.06 ha - CT 199926/1 – 11.11 ha - CT 168684/1 – 7.6 ha - CT 21025/1 – 6.7 ha - CT 29727/2 – 3.64 ha

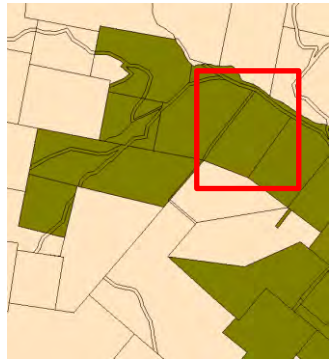
3.11 Slab Road Area				Upon review of the CT's identified by the TPC additional lots were reconsidered based on the AK Consultants Decision Tree and Guidelines to ensure consistency in the application of the zones. Moreover, specific advice was sought from AK Consultants in relation to the zoning: - Slab Rd Area. <i>We are of the opinion that more land along Slab Rd would be better suited to the Ag Zone rather than the Rural Zone. Consideration should be given to including titles along Slab Road in the Ag zone. There may be some clusters of smaller domestic scale titles that could stay Rural, but as a whole, the Ag zone would be more appropriate. The key titles are:</i> - CT 162081/1. <i>This title is utilised for horticulture, possibly vineyard. It has existing water resources and area for the enterprise to expand. The title was also mapped as unconstrained.</i> - CT 26467/3 & CT 26467/2 are under the same ownership as land to the south east that will be going into the Ag Zone. <i>My understanding is that this land is utilised for a cattle enterprise. Both titles were also mapped as unconstrained.</i> - CT 133582/1 & CT 51669/1 are under the same ownership, have around 15-20ha of land that could be utilised for agriculture and could potentially source irrigation water. CT 133582/2 was also mapped as unconstrained. Accordingly, the following titles should be zoned Agriculture in accordance with advice from AK Consultants and the Guidelines: - CT 26467/3 – 4.526 ha - CT 26467/2 – 14.26 ha - CT 102760/1 - 11.44 ha - CT 51656/3 - 14.82 ha The following titles are to be split zoned between Landscape Conservation and Agriculture due to natural values. - CT 162081/1 – 33.77 ha - CT 133582/1 – 22.83 ha - CT 51669/1 – 11.75 ha
3.12 Channel Highway area, Cradoc: including CT 233545/1, CT 200262/1 and 135917/1	LPS 	IPS 	Land potentially Suitable for Agriculture mapping  Land capability mapping  Land Use 2015 mapping	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines (potentially constrained titles) and the Guideline No. 1. The following titles were determined to be zoned Rural in accordance with RZ1 and AZ6. CT 135917/1 – 6.45 ha

			 REM mapping 	
3.13 Waterloo and Cairns Bay in the Glocks Road area - change of zone from Significant Agricultural to Rural - and Rural Resource to Agriculture (including further justification on the spot zoning) spot zoning)	LPS Cairns Bay area.  Glocks Road area. 	IPS Cairns Bay area.  Glocks Road area. 	Cairns Bay area. Land potentially Suitable for Agriculture mapping  Land capability mapping  Land Use 2015 mapping  Glocks Road area. Land potentially Suitable for Agriculture mapping  Land capability mapping	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines and the Guideline Number 1. It was determined that the following titles are to be zoned as Rural in the LPS in accordance with RZ1, AZ6: • CT 224433/1 – 10.48 ha (manufacturing and industrial use) • CT 16205/1 – 8.09 ha • CT 35481/1 – 11.15 ha The following titles are to be zoned Agriculture in accordance with AZ1, AZ2 and AZ3. • CT 49391/2 – 14.32 ha • CT 49391/1 – 8.425 ha • CT 40581/1 – 4 ha • CT 127217/1 – 11.7 ha

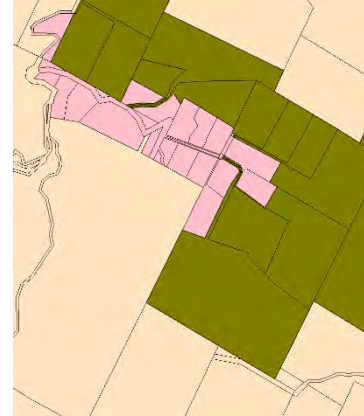
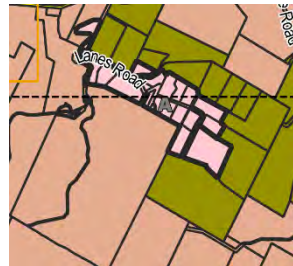
			 Land Use 2015 mapping 	
3.14 Huonville township near Glen Road and North Glen Road including Tassal land (CT 168085/1) and Huon Valley Timber Pty Ltd (CT 8797/1).– multiple titles - change of zone from Significant Agricultural to Rural (including further justification on the spot zoning).	LPS 	IPS 	Land Potentially Suitable for Agriculture mapping  Land capability mapping  Land Use 2015 mapping 	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines and the Guideline Number 1. The lots were determined to be zoned Rural based on RZ1, AZ6, resource processing being a permitted use in the Rural Zone. • PID 3314523 – 18.87 ha (168085/1, 113587/7, 113587/3, and 113587/2) • CT 168085/1 – 14.87 ha

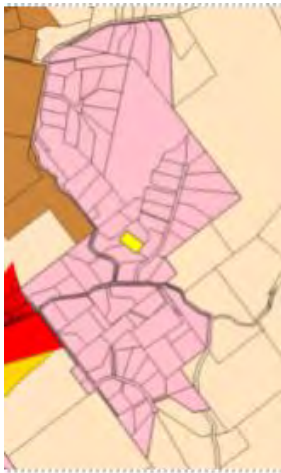
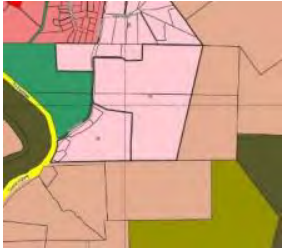
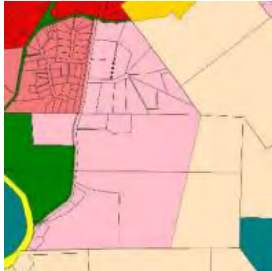
3.15 Browns Road, Ayres Road and North Huon Road area, including CT 149670/1, CT 144186/4, CT 241126/1, CT 227071/1 - change zone from Sig Agricultural to Rural (further justification zoning).	LPS 	IPS 	Land potentially suitable for Agriculture Zone mapping  Land Capability mapping  Land Use 2015 mapping 	The titles identified by the TPC were reconsidered based on the AK Consultants Decision Tree and Guidelines and the Guideline No. 1. The following lots were determined to be zoned Rural under the LPS based in accordance with RZ1 and AZ6: • CT 144186/4 – 1.7 ha The following lots were determined to be zoned Agriculture in accordance with AZ3. • CT 149670/1 - 9.75 ha • PID 7463980 - 16.46 ha (CTs 241126/2, 227071/1, 241126/1, 35148/1, 52392/1)

Location	Map Comparison		Commission Comments/Questions	Advice and comments including advice from AK Consultants.
4: ZONING CHANGES ACROSS THE MUNICIPALITY TO LANDSCAPE CONSERVATION				
4.1 Change of zone from Rural Resource to Landscape Conservation Zone with conservation covenants	LPS 	IPS 	This issue applies across the municipality. Could you provide explanation of whether the PA has considered a <i>Decision Tree for the Landscape Conservation Zone</i> noting that the Decision Tree for the <i>Rezoning of Land Currently Zoned Environmental Living</i> states that titles with a private reserve/conservation covenant under section 34 of the <i>Nature Conservation Act 2002</i> should be zoned Landscape Conservation? Should land with conservation covenants be zoned Landscape Conservation? However, this does not appear to have been consistently applied.	The application of the Landscape Conservation Zone was reconsidered throughout the municipal area in response to the issues raised by the TPC, and in response to further advice received by Council from ERA Planning and Environment and Council's NRM Coordinator. All titles with a conservation covenant – unless a small, isolated parcel, of which the zone will align with the surrounding zones to avoid a spot zoning, were zoned Landscape Conservation. The criterion which determined the application of the Landscape Conservation Zone is listed below and therefore provides justification in accordance with Section 32(4) of the Act are: • A minimum 80% coverage on the CT which indicates limited to productive agriculture use whilst indicating natural values on the site. • Minimum area of 20 ha (noting that this could be a cluster of smaller titles) which is the minimum lot size in the zone. • Titles that contain threatened vegetation communities, threatened species or other areas of locally or regionally important native vegetation, including know habitat for threatened fauna. • Land that is covered or substantially covered by with the Natural Assets Overlay and/or the Scenic Protection overlay. • Land with a conservation covenant. • Removal of land designated for forestry activities such as, native forest harvesting, plantations, state forest and future production forest. • Removal of state-reserved land. Therefore, for the properties referred to in this part of the Attachment, the above approach and justification has been applied to the properties.
4.2 Huon Hwy and Norris Rd Surveyors Bay – no change of zone from Rural Resource to Landscape Conservation Zone	LPS 	IPS  Listmap indicating conservation covenants.	Could you provide explanation of whether the PA has considered a <i>Decision Tree for the Landscape Conservation Zone</i> noting that the Decision Tree for the <i>Rezoning of Land Currently Zoned Environmental Living</i> states that titles with a private reserve/conservation covenant under section 34 of the <i>Nature Conservation Act 2002</i> should be zoned Landscape Conservation? Should land with conservation covenants be zoned Landscape Conservation? However, this does not appear to have been consistently applied.	See above advice.

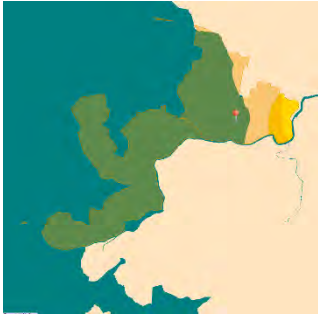
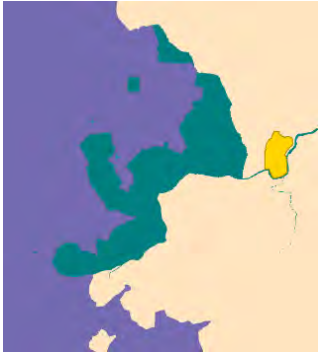
4.3 Bakers Creek Rd Lucaston, CT 9295/1 - change of zone from Rural Resource to Landscape Conservation Zone with a PTR	LPS 	IPS 	Why has a private timber reserve (PTR) been zoned Landscape Conservation? Is this error? If not, can you provide justification?	See above advice
4.4 952 Cockle Creek Rd Recherche, CT 241272/1	LPS 	IPS 	This zoning has changed from Rural Resource to Landscape Conservation. There is no justification in the supporting report to support this rezoning. Is this an error? If not, can you provide justification?	See above advice
4.5 Further explanation is sought on how the following areas have been zoned from Rural Resource to Landscape Conservation, and how they meet Guideline No. 1 LCZ1 and LCZ2 and how the PA has applied a consistent policy position across the municipal area. • CT 138988/2, CT 220965/1 and CT 138988/1 • CT 244204/1 and CT 166918/1 • CT 107437/1 • CT 172810/2, CT 171657/2 and CT 171657/1 • CT 139274/1 and CT 139274/2 • CT 227188/1 • CT 230854/1				See above advice

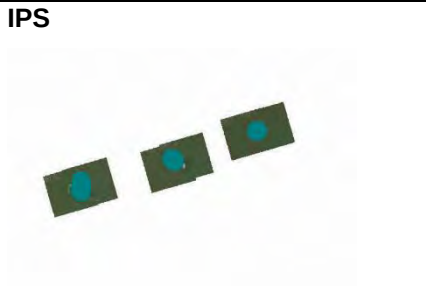
• CT 208375/1, CT 208395/1, CT 138477/3 and CT 242586/1 • CT 246889/1 • CT 155025/1 and CT 155025/2 • CT 238315/1 and CT 238316/1 • CT 142721/1, CT 142721/2, CT 142721/3 and CT 142721/4 Please append the further justification for each area to this table.				

Location	Map Comparison		Commission Comments/Questions	Advice and comments including advice from AK Consultants.
5: ZONING CHANGES FROM ENVIRONMENTAL LIVING TO LANDSCAPE CONSERVATION OR RURAL LIVING				
5.1 180 Lanes Road Glen Huon, CT 41147/3 - change of zone from Environmental Living to Rural Living A	LPS 	IPS 	An explanation is sought on why CT 41147/3 has been zoned Rural Living A. This rezoning is not addressed in the supporting report. Can you provide further justification against Guideline No 1 RLZ 1 to RLZ 4 and the Southern Tasmania Regional Land Use Strategy, particularly policy SRD 1.3? If zoned Rural Living, the <i>Decision Tree for the Environmental Living Zone</i> appears to indicate that these titles ought to be Rural Living D? Is the application of Rural Living area clearly identified on the PDF map? 	Similar to the application of the Landscape Conservation Zone, a broad analysis was undertaken of the application of the Rural Living Zone, in light of the Guideline Number 1 together with consideration of the further strategic justification in accordance with the Southern Tasmania Regional Land Use Strategy and/or local strategic analysis. In accordance with RLZ1 (b) land that is currently a Rural Living Zone within the interim planning scheme is to be a Rural Living Zone in the LPS. There are no new Rural Living zoned areas proposed (noting a small number of lots already adjoining a Rural Living zone have been incorporated into that zone). To determine whether the area/lot is Rural Living Zone A, B, C or D, subclause RLZ3 (a) is primarily being relied upon to determine the subzone. That is, the subzone was based on a reflection of the existing pattern and density of development.
5.2 1 and 6 Duggans Road Cradoc, CT 25978/10 and CT 25978/8 - change of zone from Environmental Living to Rural Living A	LPS 	IPS 	An explanation is sought on why CT 25978/10 and CT 25978/8 have been zoned Rural Living A. This rezoning is not addressed in the supporting report. Can you provide further justification against Guideline No 1 RLZ 1 to RLZ 4 and the Southern Tasmania Regional Land Use Strategy, particularly policy SRD 1.3?	See above comment. Area to be zoned Rural Living B – 2ha to reflect existing pattern of development.

Location	Map Comparison	Commission Comments/Questions	Advice and comments including advice from AK Consultants.
6: ZONING CHANGES ACROSS THE MUNICIPALITY TO RURAL LIVING			
6.1 397, 417 Arve Road, Geeveston, CT 131031/1 and CT 240815/1 - change of zone from Rural Living D to Rural Living D and Rural Living C	LPS 	IPS  Can you explain how you have applied the different densities for Rural Living Zone in the identified locations? Some areas do not appear to have used the equivalent lot sizes for the Rural Living Zone. Can you explain why? The Rural Living Zone D in the IPS might be equivalent to Rural Living Zone C in the LPS? Why choose to go to Rural Living Zone D in the LPS? Have you considered the lot yield and change in subdivision potential for this area?	See above advice. CT's 131031/1 and 240815/1 contain priority vegetation, are in a bushfire prone area and have both been affected by bushfires. In accordance with RLZ1 and RLZ3 (b). - CT 131031/1 - 13.13 ha. - CT 240815/1 - 12.18 ha.
6.2 Huonville (including 50 Snowy View Heights, CT 163902/50) - change of zone from Rural Living B to Rural Living A and D	LPS 	IPS  The Rural Living Zone B in the IPS might be equivalent to Rural Living Zone A in the LPS? Why choose to go to Rural Living Zone D in the LPS for Lot 50 Snowy View Heights, Huonville CT 163902/50? Have you considered the lot yield and change in subdivision potential for this area?	See above advice. CT 163902/50 (note CT reference from the LIST is 178311/50) has an area of 19.74 ha and contains priority vegetation which could potentially be impacted by subdivision if a higher density subzone was applied to the lot. The site is partially overlaid with the Scenic Protection Code overlay and entirely covered by the Bushfire-prone areas code overlay in the draft LPS. Therefore, in accordance with RLZ1 and RLZ3 (b) the site is identified a Rural Living D: CT 163902/50 (or 178311/50)
6.3 Huonville (including CT 125830/1 and CT 200248/1) - change of zone from Rural Living B to Rural Living A and D	LPS 	IPS  The Rural Living Zone B in the IPS might be equivalent to Rural Living Zone A in the LPS? Why choose to go to Rural Living Zone D in the LPS for 79 Flood Rd Huonville CT 125830/1 and 127 Flood Rd Huonville CT 29755/1? Have you considered the lot yield and change in subdivision potential for this area?	Both CT's 125830/1 and CT 29755/1 contain priority vegetation which could potentially be impacted by subdivision if a higher density subzone was applied to the lot. These lots are overlaid with the Bushfire-prone areas code overlay in the draft LPS. Adjacent land to the south is zoned LCZ and is overlaid with the Scenic Protection Code overlay and the Priority Vegetation overlay. Notably the land is currently split zoned in the IPS. Therefore in accordance with RLZ1, LCZ1 and LCZ 2 the land should be split zoned between Rural Living D and Landscape Conservation: - CT 125830/1 – 22.21 ha. - CT 29755/1 – 24.52 ha

6.4. Garden Island Creek - change of zone from Rural Living C to Rural Living B and D.	LPS 	IPS 	The Rural Living Zone C in the IPS might be equivalent to Rural Living Zone B in the LPS? Why choose to go to Rural Living Zone D in the LPS for the titles CT 138087/1 and CT 147023/1? Have you considered the lot yield and change in subdivision potential for this area?	See above advice.
6.5 Southport - change of zone from Rural Living B to Rural Living A and D.	LPS 	IPS 	There appears to be a technical issue with the boundaries of the Rural Living Zone D compared to Rural Living Zone A? What zoning applies where?	See above advice.
6.6 Mountain River - change of zone from Rural Living B to Rural Living A and D.	LPS 	IPS 	There appears to be a technical issue with the boundaries of the Rural Living Zone D compared to Rural Living Zone A? What zoning applies where?	See above advice.
6.7 Consider reviewing the PDF maps where the lettering is not readable or missing. - The application area of the lettering is unclear/unreadable on some of the maps (i.e. Map 1, 2, 5, 20, 21, 38, 39, 40 of 49) - The lettering has not been correctly positioned/located on some of the maps (i.e. Map 21, 22, 37, 40, 44 of 49) - It is uncertain where the Rural Living zoning applies (i.e. 22, 37, 38, 40, 46 of 49) - The lettering is missing from some of the maps (i.e. Map 20, 44 of 49) Please identify the changes that have been made.				Maps reviewed and lettering is readable.

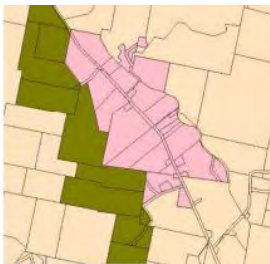
Location	Map Comparison	Commission Comments/Questions	Advice and comments including advice from AK Consultants.
7: ZONING OF LAND ACROSS THE MUNICIPALITY TO ENVIRONMENTAL MANAGEMENT			
7.1 Lonavale, Forestry Tasmania land, CT 3392361, CT 137917/1, CT 3392361 and CT 3391270 - change of zone from Environmental Management to Environmental Management	LPS 	IPS   	CT 3392361, CT 137917/1, CT 3392361 and CT 3391270 The supporting report states the following: Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone. The area of land identified below in the 'yellow – light green' appears to be classified as Permanent Timber Production Zone land under the <i>Forest Management Act 2013</i>. The purple area is the Tasmanian Wilderness World Heritage Area. Should land classified as Permanent Timber Production Zone be zoned Rural? Is this an error? The lots contain a number of silviculture and managed forestry coupes. The areas of Permanent Timber Production Zone identified in this area have been zoned Rural Zone in accordance with Guideline No. 1 – RZ 3 and AK Consultants Decision Tree and Guidelines for forestry activities. • CT 3392361 • CT 137917/1 – 1597 ha • CT 3391270 – 1.739 ha
7.2 Judds Creek Road, Judbury	LPS	IPS	The Russell Ridge Conservation Area comprises land reserved under the <i>Nature</i> The Russell Ridge Conservation Area is to be zoned Environmental Management in accordance with Guideline EMZ1 (a).

CT 244849/1, CT 245454/1, CT 245453/1 and CT 245455/1, owned by Parks and Wildlife Service - change of zone from Rural Resource to Rural			<i>Conservation Act 2002</i> and under the draft LPS is proposed to be zoned Environmental Management. CT 244849/1, CT 245454/1, CT 245453/1 and CT 245455/1 are zoned Rural. These titles appear to form part of the Russell Ridge Conservation Area (and have not been rezoned Environmental Management). Should these titles be zoned Environmental Management?	
7.3 Crown land owned by Parks and Wildlife	LPS GIS 	IPS 	These three sets of islands off the southeastern part of the municipality have not been zoned in the LPS. They are zoned Environmental Management in the IPS. Is this an error?	Islands to be zoned Environmental Management in accordance with Guideline No. 1 – EMZ 1.

Location	Map Comparison		Commission Comments/Questions	Advice and comments including advice from AK Consultants.
8: ZONING OF LAND ACROSS THE MUNICIPALITY TO UTILITIES ZONE AND PARTICULAR PURPOSE ZONE				
8.1 HUO-20.1 - 7040 Huon Highway, Dover (CT 100571/1)	LPS 	IPS 	CT 100571/1 Is the application of the Rural Zone with a SSQ to make Hotel Industry as an additional Discretionary Use Class, if located less than 50 m from the Huon Highway frontage, the outcome intended by the PA? The Use Classes in the Village and Rural zones are different to one another and the use rights attached to the land will be altered. In what way does the PA consider that the Village Zone Use table 'downgrades the status of the Hotel Industry Use Class in the zone'?	The area of land proposed to be zoned Rural is approximately 3,600 m². This area of land once contained the Dover Hotel. The hotel was demolished following a fire. The draft LPS proposes that the surrounding land be zoned Agriculture. The zoning of land which formerly contained the hotel is proposed to be zoned Rural in the draft LPS as it is more compatible with the Agriculture Zone. The Dover town centre is located nearby with land zoned Local Business approximately 500 m away. Use and development which is possible in the Village Zone under the TPS, SPPs is considered to be more appropriately located in the nearby town centre of Dover. 
8.2 HUO-20.2 - 8777 Huon Highway, Southport (CT 103811/1)	LPS 	IPS 	CT 103811/1 Is the application of the Rural Zone with a SSQ to make Hotel Industry and Vehicle Fuel Sales and Service as additional Discretionary Use Classes, the outcome intended by the PA? The Use Classes in the Village and Rural zones are different to one another and the use rights attached to the land will be altered. In what way does the PA consider that the Village Zone Use table 'downgrades the status of the Hotel Industry Use Class in the zone'?	The Southport Tavern is located at this site. No SSQ is required to make Hotel Industry, and Vehicle Fuel Sales and Service, Discretionary Use Classes in the Village Zone, because they are Discretionary in the Village Zone of the TPS, SPPs. CT 103811/1 - to be Village Zone. 

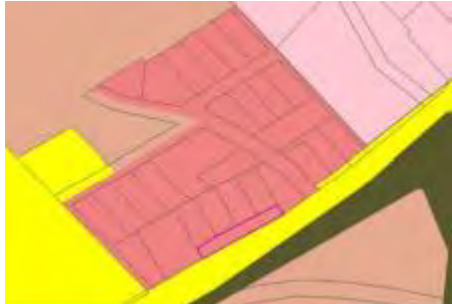
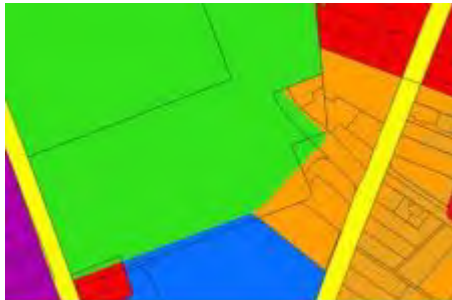
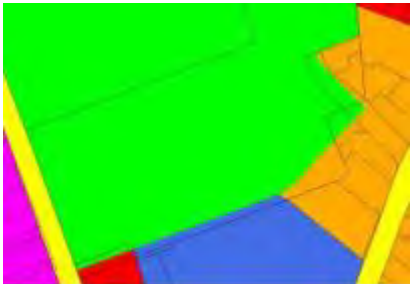
8.3 HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct	LPS  	IPS  	Franklin Marine and Tourism Precinct This is a transitioning provision, so the changes to zone boundaries are beyond ‘permitted alterations’. If the PA seeks to include the proposed changes, the PA will need to treat the PPZ as a new PPZ and therefore, the supporting report will need to include a section 32(4) argument. HUO-P3.2 Local Area Objectives refers to the area of land known as the Franklin Evaporators (CT 172539/1) – however, this title is not the same as the former CT 45212/1 in the IPS. The supporting report indicates that the modification has been made to “reflect the correct CT reference”. HUO-P3.4 Use Table • Hotel Industry – If located on CT 172539/1. However, this title is not the same as the former CT 45212/1 in the IPS. • Visitor Accommodation – If located on CT 172539/1. However, this title is not the same as the former CT 45212/1 in the IPS. Technical mapping issue There may be a technical mapping issue where the PPZ cuts across CT 170797/2 and CT 170797/1 and is the area identified in the PPZ to the correct area? An additional corresponding technical	Boundaries have been reviewed and amended to align with IPS zone boundaries. Parent title - CT 45212/1.

			mapping issue appears to be with regard to the boundary of the Special Area Plan – HUO-S1.0?	
8.4 Off O'Hallorans Road, Geeveston, LGA Subdivision Road - change of zone from Rural Resource to Environmental Management	LPS 	IPS 	O'Hallorans Road Should the zoning of the subdivision road be along the centerline of the road or should the road be uniformly zoned Environmental Management? Is this an error?	Correct mapping as per practice note 7. As per <i>Draft LPS mapping: technical advice</i> 2.3 Zoning - roads Where zones are different on one side of a road casement to the other, the zone boundary must follow the road centreline rather than one side of the parcel boundary (unless specific zoning of the road casement is required. For example, Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, specifies that categories 1 to 5 roads as defined in the Tasmanian State Road Hierarchy and any other major local roads are to be zoned Utilities). Where there is no road casement, the cadastral parcels boundary must be used. (Practice Note 7, TPC.)
8.5 Crabtree Road, Crabtree, Public Reserves owned by DPIPWE, CT 113138/2 - change of zone from Rural Resource to Rural and Environmental Management	LPS 	IPS 	CT 113138/2 Should the Environmental Management Zone apply to the riparian areas marked in purple below? Is this an error? 	Public Reserves along the Crabtree Rivulet which are owned by DPIPWE, including CT 113138/2 and potential PID 2172471 have been rezoned to the Environmental Management Zone in accordance with Guideline No. 1 - EMZ 1.
8.6 Huon Highway, Strathblane, land owned by DPIPWE and Lot 101 Stennings Rodd Raminea that is a Reserved Road owned by the Crown - change of zone from Rural Resource to Rural and Environmental Management (and a change of zone from Rural Resource to Rural)	LPS 	IPS 	CT 164343/101 Should this lot be zoned Environmental Management or Utilities? Is this an error? 	CT 164343/101 has been zoned Environmental Management in accordance with Guideline Number 1 EMZ1 (c).

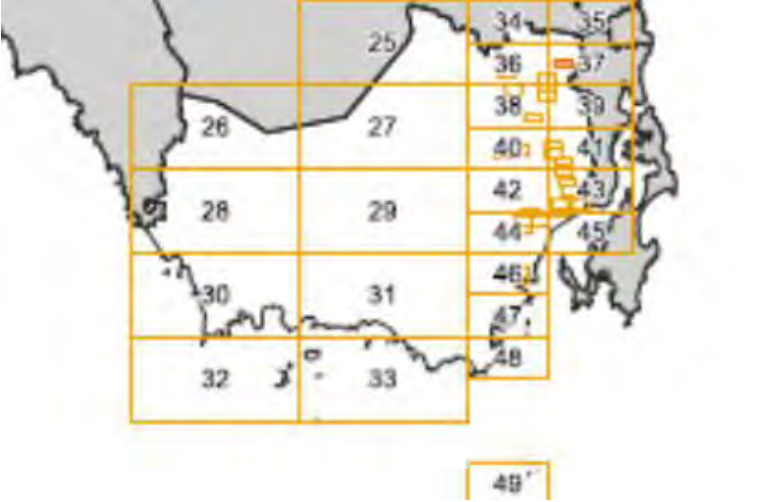
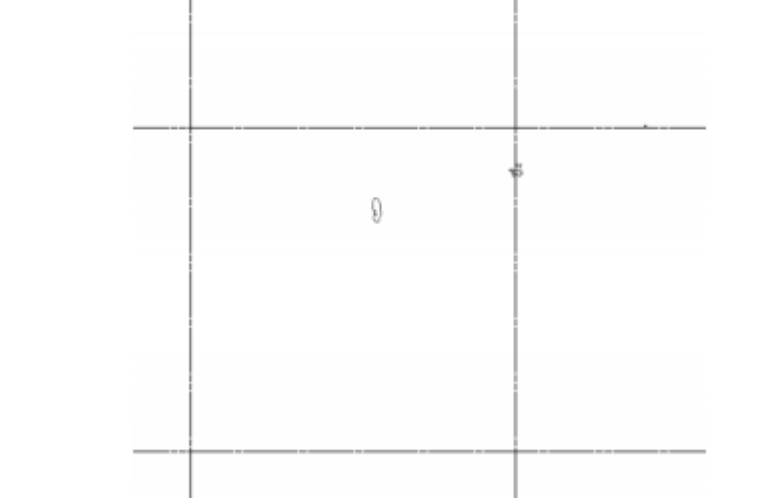
8.7 Crabtree Road, Crabtree, including road and Reserved Road in the vicinity of CT 116826/1, CT 150846/1, CT 160430/1, CT 164986/1 and CT 150846/2	LPS 	IPS 	Roads are not consistently zoned according to Practice Note No 7. This is a common issue that might need to be reviewed across the municipal area? 	Correct mapping as per practice note 7. As per <i>Draft LPS mapping: technical advice</i> 2.3 Zoning - roads <i>Where zones are different on one side of a road casement to the other, the zone boundary must follow the road centreline rather than one side of the parcel boundary (unless specific zoning of the road casement is required. For example, Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, specifies that categories 1 to 5 roads as defined in the Tasmanian State Road Hierarchy and any other major local roads are to be zoned Utilities). Where there is no road casement, the cadastral parcels boundary must be used.</i> (Practice Note 7, TPC.)
8.8 Mary Street, Cygnet, CT 104864/1 and part of a subdivision road	LPS 	IPS 	CT 104864/1 It appears that the zoning has been applied to take into account all of the carpark that is located on title CT 104864/1. Is this the intended outcome? If so, could more explanation be included in the supporting report?	The area of PPZ Future Road Corridor has been removed from CT 104864/1 so that the zone boundary aligns with the title boundary with the adjacent lot. There is an existing car park located on CT 104864/1, which is wholly contained within that lot. 

8.9 80 Golf Club Road, Huonville, CT 33915/1 and the adjoining road casement-change of zone from Rural Living to Recreation	LPS 	IPS 	CT 33915/1 This area of land (marked in the pink outline) was subject to an Urgent Amendment that was approved on 7 November 2016. Is the application of the Recreation Zone an error?	Urgent Amendment UA-HUO-UA20-2016 to rezone part of 80 Golf Club Road, Huonville (folio of the Register volume 33915 folio 1) and adjoining road casement from Recreation to Rural Living came into effect on 7 November 2016. Rezoning appears to have taken place to enable a proposed 2 lot plus balance subdivision, which has not to this date occurred. The total area of RLZ on the golf course owned land is approximately 0.8 ha. This area is not sufficient to meet the development standards for subdivision set out in the TPS for two lots but a discretionary application may be able to meet the requirements for 1 lot. Maintain as RLZ in accordance with Guideline RLZ 1(b).

Location	Map Comparison		Commission Comments/Questions	Advice and comments including advice from AK Consultants.
9: OTHER ISSUES				
9.1 Knights Road, Geeveston LGA Subdivision Road	LPS 	IPS 	Is this an error?	CT 26121/2 is an LGA Subdivision Road. Road southern side of the road centreline has been rezoned to match adjacent zoning of CT 50242/1 which is currently the Rural Zone, not the Agriculture Zone.
9.2 Cockle Creek Road Recherche, Reserved Road	LPS 	IPS 	Is this an error?	Crown Land, reserved road adjacent to CT 135127/2. As per <i>Draft LPS mapping: technical advice</i> 2.3 Zoning - roads <i>Where zones are different on one side of a road casement to the other, the zone boundary must follow the road centreline rather than one side of the parcel boundary (unless specific zoning of the road casement is required. For example, Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, specifies that categories 1 to 5 roads as defined in the Tasmanian State Road Hierarchy and any other major local roads are to be zoned Utilities). Where there is no road casement, the cadastral parcels boundary must be used.</i> (Practice Note 7, TPC.)
9.3 Exters Road, Dover – various changes of zoning	LPS 	IPS 	Are these errors?	As per <i>Draft LPS mapping: technical advice</i> 2.3 Zoning - roads <i>Where zones are different on one side of a road casement to the other, the zone boundary must follow the road centreline rather than one side of the parcel boundary (unless specific zoning of the road casement is required. For example, Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, specifies that categories 1 to 5 roads as defined in the Tasmanian State Road Hierarchy and any other major local roads are to be zoned Utilities). Where there is no road casement, the cadastral parcels boundary must be used.</i> (Practice Note 7, TPC.)

9.4 Huon Highway and Jacksons Road intersection, Franklin – change of zone from Environmental Management and Rural Resource to Utilities	LPS 	IPS 	The application of the Utilities Zone looks fine; however, could more information be included in the supporting report to verify this is what was intended?	Further explanation provided in supporting planning report.
9.5 Huon Highway, Geeveston, Acquired Road	LPS 	IPS 	It is unclear why this title has been rezoned to Low Density Residential? The 'Kermandie Transend Sub Station' is located to the left at 4664 Huon Highway, Geeveston. Is this an error?	This land was not mapped in the <i>State Road Casement</i> layer published on the LIST. Notwithstanding, the land has been rezoned back to Utilities Zone, as it is an acquired road.
9.6 Huonville Recreation Ground	LPS 	IPS 	Did you intend to carry over the existing split zone boundaries?	Retain split zoning as is. Zoning boundaries align with the existing road. 
9.7 Other areas that have been subject to rezoning and the application or removal of the Utilities Zone, or other technical issues relating to zoning to the centerline of the road, where further explanation is sought include areas in the vicinity of the following titles: Abels Bay: CT 244204/1 Zoned in accordance with Practice Note 7.				

- Cygnet: CT 65118/2 and CT 61528/2
Zoned Utilities as identified as subdivision road.
- Cygnet: in the vicinity CT 63161/2 and CT 174032/1
Zoned Utilities as identified as subdivision road.
- Cygnet: CT 243474/1, CT 22322/5, CT 121118/3 and adjacent Authority Road
Zoned Utilities as identified as subdivision road.
- Cygnet: CT 35313/3, CT 35313/4, CT 5412/4, CT 35313/5, CT 227857/1, CT 35312/1, CT 35636/1, CT 27867/6 and CT 10777/2
Zoned Utilities.
- Cygnet: CT 65556/3, CT 215915/1 and adjacent road titles
Zoned Utilities.
- Cygnet: in the vicinity of CT 124282/1 and 148253/1
121853/2, 121860/1 and 121860/2 to be zoned Utilities (acquired road).
- Dover: CT 227734/1
Zoned in accordance with Practice Note 7.
- Dover: CT 151170/1
Zoned in accordance with Practice Note 7.
- Dover: CT 172940/2
Zoned in accordance with Practice Note 7.
- Franklin: CT 50892/1
Zoned in accordance with Practice Note 7.
- Geeveston: O'Hallorans Road Geeveston at the Scotts Road junction
7563/1 – acquired road – zoned Utilities.
- Glendevie: CT 164194/1
Zoned in accordance with Practice Note 7.
- Glendevie: CT 169900/1
Small section between above property and Huon Highway to be zoned Utilities.
- Huonville: CT 172810/2
Access to the lot to be zoned Rural.
- Huonville: in the vicinity of CT 138913/1
Zoned in accordance with Practice Note 7.
- Randalls Bay: CT 114356/1
Zoned in accordance with Practice Note 7.
- Ranelagh: Subdivision road in the vicinity of CT 21100/1
12564/2 & 6391/2 zoned Utilities
- Waterloo: CT 159344/2
Zoned utilities
- CT 168260/1
All acquired roads along Huon Highway and adjacent to this title zoned Utilities
- CT 128927/1 (128806/1 zoned utilities) and CT 117581/1 (115970/1 zoned Utilities)

Location	Map Comparison	Commission Comments/Questions	Advice and comments including advice from AK Consultants.
10: TECHNICAL MATTERS			
10.1 Legend	 Legend - Agriculture - Commercial - Community Purpose - Environmental Management - Future Urban - General Business - General Industrial - General Residential - Land Use Conservation - Light Industrial - Local Business - Low Density Residential - Open Space - Particular Purpose - Recreation - Rural - Rural Living - Utilities - Village	The legend is incomplete and does not follow the numerical order from 8.0 to 20.0 as outlined in Guideline No 1.	Insight GIS to amend.
10.2 Insert maps		It is not possible to see the small insert maps – 1:11,000 and their numbering?	The land area of the Huon Valley Municipality together with the number of townships, makes it impossible for the small insert maps to be in the map reference area and easily read. This has been mitigated by the insert maps being clearly marked and referenced on the main maps and a full page version of the insert included as a 'cover sheet'.
10.3 Map 49		Map 49 of 49 appears to indicate a number of unzoned islands (see query at No 6.3 above)?	This has been resolved. Islands to be zoned Environmental Management.

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Huon Valley Council Draft Local Provisions Schedule - Overlay Clarifications Table

The advice and information in the 3 rd column is provided as further justification reasons under section 32(4)(b) of the LUPAA as applicable to relevant provisions of the draft LPS.		
Overlay Map	TPC Comments/Questions	Planning Authority Comments
KEY ISSUES		
C7 - Natural Assets Code: Waterway and coastal protection area	Does the PA intend to use the maximum distance (Class 1, 40 m) for watercourses through urban zones rather than a Class 4 watercourse at 10 m – noting that the ‘Waterway and Coastal Protection Area Guidance Map’ published on The LIST remains unmodified in the LPS? 	<u>Huonville</u> The 40m wide overlay from the Village Zone, General Business Zone, Community Purpose Zone and Particular Purpose Zone has been removed and replaced with 10 m buffer in accordance with NAC 3 (d) – i.e. removal in developed areas. <u>Franklin</u> The overlay width has been reduced from 40 m to 10 m in accordance with NAC 3 (d) for Prices Creek, through the Village Zone and PPZ. <u>Port Huon</u> The overlay width has been reduced to 10 m for the unnamed Watercourse crossing Port View Drive (General Residential Zone). <u>Cygnet</u> The overlay width has been reduced to 10 m for unnamed watercourse crossing Thorp Street and Channel Highway (General Residential Zone). <u>All maps</u> Where waterways are piped in built up areas, the waterway overlay has been removed.
C7 - Natural Assets Code: Future Coastal Refugia	Can the PA provide further reasoning that relates to Guideline No 1 (NAC 6) for the application of the Future Coastal Refugia overlay to, for example, the following zones: <u>Special Consideration</u> Rural Living Zone in the Garden Island Creek, Gardeners Bay, Huonville, Dover and	<u>CTs 41676/1, 41676/2, 41676/3, 41676/4</u> Council's NRM officer provided advice that the overlay either includes or is directly adjacent to a significant patch of critically endangered Eucalyptus ovata forest and woodland (DOV) which is a vegetation type associated with riverbanks and temporarily inundated areas. As inundation increases

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	Southport areas (particularly Rural Living A and B) • Landscape Conservation Zone in the Garden Island Creek, Police Point and Southport areas. <u>Case by Case Consideration</u> • Utilities in a number of locations including Ranelagh and Cygnet • Particular Purpose Zone in the Franklin area • Recreation Zone in the Franklin area • Community Purpose Zone at Surges Bay • Plus the Future Urban Zone in Cygnet	with sea level rise, this vegetation type will need areas further up slope to colonise otherwise it may be replaced with a hydrophytic vegetation. Future Coastal Refugia overlay to be retained. <u>CT 25948/6</u> Council's NRM officer provided advice that this should remain as the modelling is up a creek line within threatened DOV. Sea level rise is likely to inundate the watercourse with saltwater leading to a shift in species to those tolerant of salt water (sedges, rushes etc.). <u>CTs 166320/1, 145255/13, 217531/1, 25174/1, 238734/1</u> Council's NRM officer has advised that the overlay should be removed as newer modelling based on LIDAR shows that this is not an area required future coastal refugia. Removal would be on the basis of the "Clarification on Future Coastal Refugia Area Guidance Map" released by the Department of Justice. Where the issue of pre- and post-LIDAR modelling is explained. <u>CT 157687/1</u> Council's NRM officer has advised that this area already experiences frequent inundation and has been colonised by species associated with tidal wetlands. It is in proximity to a record of rare <i>Carex gunniana</i> and may provide future refugia for this listed species. The future coastal refugia overlay should therefore remain. <u>CT's 197658/1, 62810/1</u>

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Huon Valley Council Draft Local Provisions Schedule - Overlay Clarifications Table

		Council's NRM officer advised that given the removal of this overlay on the surrounding incompatible zone properties, the retention of the overlay on these two CT's will not serve any ecological purpose. The future coastal refugia overlay should therefore be removed. Council's NRM officer provided the following advice: • <u>82620/1</u> – pre-LIDAR modelling. Remove overlay. • <u>17534/1</u> – Part of a small lot with a maintained garden. Unlikely that this area provides significant potential coastal refugia. Remove overlay. • <u>122295/1</u> – Overlay on road access point. Remove overlay. • <u>17704/3</u> – Already colonised by wetland associated species. Likely to experience inundation in 2050. Has potential to provide significant coastal refugia. Retain overlay. • <u>100086/3</u> - Already colonised by wetland associated species. Likely to experience inundation in 2050. Has potential to provide significant coastal refugia. Retain overlay. • <u>100086/1</u> –Portion overlayed already colonised by wetland associated species. Likely to experience inundation in 2050. Has potential to provide significant coastal refugia. Retain overlay. • <u>100087/4</u> - Portion overlayed already colonised by wetland associated species. Likely to experience inundation in 2050. Has potential to provide significant coastal refugia. Retain overlay.

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Huon Valley Council Draft Local Provisions Schedule - Overlay Clarifications Table

		<u>Landscape Conservation Zone</u> Council's NRM officer provided the following advice: • <u>142189/1</u> – This area is already colonised by DOV, a vegetation type associated with riverbanks and temporarily inundated areas. The inundation mapping shows inundation already occurs during extreme high tides across the central portion of the lot. This coupled with extended periods of inundation in 2050 will result in a shift from DOV to vegetation communities which can tolerate extended inundation. Retain overlay. • <u>141774/3</u> – given the predicted inundation of a significant area by 1% AEP in 2050, this area should remain. Similar situation as 142189/1. Retain overlay. • <u>7276/1</u> – Overlay only on the bank of the river. Retain overlay. • <u>175624/1</u> – Overlay area already colonised by Saline sedgeland/rushland. Retain overlay. • <u>199872/1</u> – Area already experiences inundation during extreme high tides and portions are colonised by saline tolerant sedges and rushes. Retain overlay. • <u>123855/1</u> – Overlay intersected by Channel Highway. Inundation only predicted to occur in 1% AEP storm in 2100. Protection of infrastructure is likely to limit any inundation of this area. Remove overlay.

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		• <u>138459/1</u> – Lot is already developed with a house and associated infrastructure. Limited remaining open space. Does not present future coastal refugia. Remove overlay. • <u>138459/2</u> - Lot is already developed with a house and associated infrastructure. Limited remaining open space. Does not present future coastal refugia. Remove overlay. Council's NRM officer provided the following advice: • <u>28070/1</u> – Overlay just intersects with the lot. Should remain as makes no material difference. Retain overlay. • <u>44038/1</u> – Overlay extends up a watercourse which already inundates during extreme high tides. Elements of saline tolerant rushes and sedges starting to colonise this area. These species will replace existing vegetation as inundation events increase. Retain overlay. • <u>24422/1</u> – Overlay extends over an area which contains a dwelling and ancillary structures. Overlay can be removed from these areas but should be retained on the remainder of the property. Remove overlay from dwelling and ancillary structure, retain remainder. Council's NRM officer provided the following advice:

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		• <u>198559/1</u> – Overlay only on a small portion of the lot which is already colonised by wetland associated species. Retain overlay. Council's NRM officer provided the following advice: • <u>169563/2</u> – This area should remain. Already colonised by wetland associated species. Settling pond will not be impacted on by the overlay. Retain overlay. • <u>169562/1</u> - This area should remain. Already colonised by wetland associated species. Settling pond will not be impacted on by the overlay. Retain overlay. • <u>Adjacent Crown Land</u> - This area should remain. Already colonised by wetland associated species. Settling pond will not be impacted on by the overlay. Retain overlay. Council's NRM officer provided the following advice: • <u>157713/1</u> – Infrastructure is in an area which is already inundated by extreme high tides and has saline sedgeland/rushland surrounding the wastewater treatment works. Overlay unlikely to impact on existing infrastructure but needs to be considered for any potential future expansion proposals. Retain overlay. Council's NRM officer provided the following advice: • <u>173592/1</u> – Overlay in an area directly adjacent to a small Huon River tributary inlet. Retain overlay.

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		• <u>215403/1</u> – Overlay over the parking lot and marina building. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>247961/1</u> - Overlay over the parking lot and marina building. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>229573/1</u> - Overlay over the parking lot and marina building. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>225299/1</u> - Overlay over the parking lot and marina building. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>229422/1</u> - Overlay over the parking lot and marina building. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>172539/1</u> - Overlay over the parking lot and marina building. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>Adjacent Crown Land</u> – Mostly transformed land and roadway. Does not present ideal future coastal refugia and

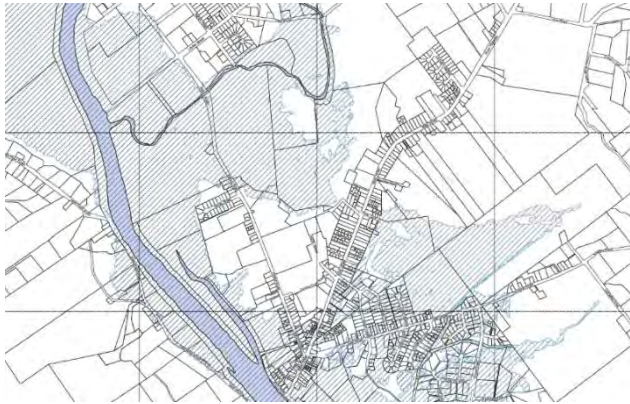
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		can be removed over transformed portions if required. Remove overlay. Council's NRM officer provided the following advice: • <u>2107952</u> – Central Franklin sports and camping area. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. • <u>7695562</u> - Central Franklin sports and camping area. Does not present ideal future coastal refugia and can be removed over transformed portions if required. Remove overlay. Council's NRM officer provided the following advice: • <u>CT 153353/1</u> – Overlay on the edge of the property. Area does provide potential coastal refugia and should be retained. Graves should not be in areas which may experience inundation. Retain overlay. Council's NRM officer provided the following advice: • <u>153301/2</u> – The overlay area contains areas which are already inundated during extreme high tides. These areas already contain sedge and rushland species. The remaining area will be inundated in 2050. This site potentially provides important future coastal refugia for the Saline sedgeland/rushland at Burtons

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		Reserve and on the lower stretch of Agnes Rivulet. Retain overlay
C9.0 Attenuation Code	The Attenuation Area overlay has been identified for transition; however, the overlay maps provided are notably different to those in the IPS overlay. Five (5) attenuation areas are depicted on the overlay maps that apply to sewage treatment plants. The 5 buffer distances do not align with the equivalent overlays contained in the IPS (one at Ranelagh appears to be new) and it is uncertain if the new buffer areas have been justified by a suitably qualified person as specified by AC2 in Guideline No 1?	The attenuation overlay is not to be used in the LPS. The identified attenuation distances in Table C9.1 and C9.1 will be relied upon.
C12.0 Flood-Prone Hazard Area Code	The riverine inundation overlays have been identified for transition; however, the overlay maps in the LPS are notably different to those in the IPS overlay.  Council's report of 7 May 2019 states the following: ... that the draft LPS recognises areas at risk from flooding and manages use and	The riverine inundation overlays are not being transitioned. More recent and accurate data has been provided by suitably qualified consultants, which has been incorporated into the draft LPS code Flood-Prone Hazard Area Code overlay. Accordingly, FPHAZ 2 is being met, through the reliance on data from other sources, <i>not</i> the equivalent overlay contained in the <i>Huon Valley Interim Planning Scheme 2015</i> .

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	development accordingly through application of the Flood-Prone Areas Code. New flood-prone hazard areas have been identified, these areas are based on recent flood studies, undertaken by Entura, Hydro Tasmania including: • Huon Valley Flood Resilience 2017 • Mountain River Flood Study 2018 • Kermadie River Flood Study 2018 • Skinners Creek Flood Study 2018 This is the best and most recent information currently available to Council. It is uncertain how that mapping outlined in these reports has been translated into the LPS overlay map, whilst recognising that the mapping accords with Guideline No 1 FPHAZ 2?	
C14.0 Potentially Contaminated Land Code	The Council's report refers to a potentially contaminated land overlay that is used "in conjunction with clause C14.2". No potentially contaminated land overlay appears to form part of the draft LPS package? If there is no intention to have a potentially contaminated land overlay, the reference needs to be removed from the supporting report.	It is not proposed that the <i>potentially contaminated land overlay</i> will apply to the draft LPS. References to this overlay have been removed from the supporting report.
C6 - Local Historic Heritage Code	HUO-C6.1.6 - Hope Island, Dover – extent of the listing. The LPS refers to Hope Island, Dover although the IPS refers to the 'Hope Island Ruins'. The specific extent of the local historic heritage place in the LPS is the entire island; however, the IPS refers to the 'Hope Island Ruins'. Is the extent of the listing different in substance?	The intention is for the entire island to be listed. Advice from Council's Planning Officer, a qualified heritage planner is that: <i>The entire Hope Island area is currently mapped under the Huon Valley Interim Planning Scheme 2015. The island has an area of approx. 28ha.</i>

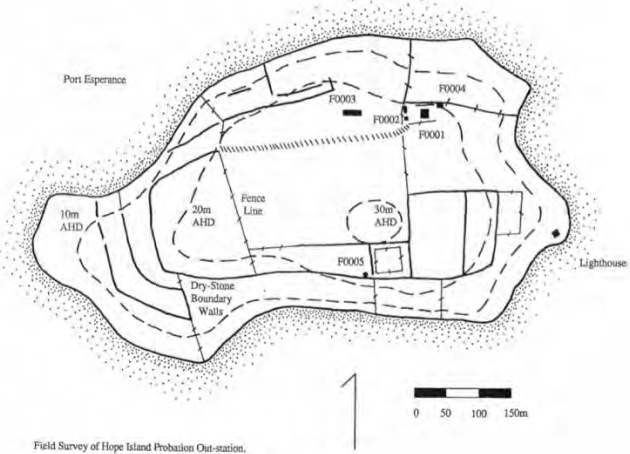
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		<i>Research undertaken in preparation for the Statement of Significance and datasheet includes the following statement.</i> <i>“The site contains multiple remnant structures in the northern portion of the island, with the remainder of the island primarily defined by cleared agricultural land, dry stone walls and some remnant vegetation mapped in the south, west and north western portion of the island (shown as Eucalyptus pulchella forest and woodland and Eucalyptus globulus dry forest and woodland).</i> <i>An archaeological survey undertaken by National Parks & Wildlife Services in 1990 (see Tasmanian Historic Archaeological Site catalogue – site catalogue number 8311-034, National Parks & Wildlife Services) described four extant and one ruinous structure, all consisting of dolerite rubble. The surveyed structures are detailed as follows:</i> <i>• Rectangle stone building identified as most likely being the original assistant superintendent quarters, which was subsequently used as a home by the various owners and occupiers of the island (identified as F0001 in the archaeological survey);</i> <i>• Remains of a chimney and an oven approximately 15m to the west of superintendent quarters, which was possibly associated with a kitchen (identified as F0002 in the archaeological survey);</i> <i>• Three roomed structure approximately 150m to the west of the superintendent</i>

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		quarters, which consists primarily of 1m high walls indicating the original floor plan (identified as F0003 in the archaeological survey); • Random rubble approximately 15m to the east of superintendent quarters (identified as F0004 in the archaeological survey); and • Circular well approximately 200m to the south of superintendent quarters (identified as F0005 in the archaeological survey). A more detailed description of the results from the survey can be found within <i>Tasmanian Historic Archaeological Site catalogue – site catalogue number 8311-034 (1990)</i>, prepared by National Parks & Wildlife Services.  Field Survey of Hope Island Probation Out-station.

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		Image: Site map from archaeological survey undertaken by National Parks & Wildlife Services in 1990 (see Tasmanian Historic Archaeological Site catalogue – site catalogue number 8311-034, National Parks & Wildlife Services), including reference to the structures detailed above. <u>Sources</u> <i>2013 Heritage Survey - Review of Existing Local Listings, Paul Davies Pty Ltd Architects Heritage Consultants</i> <i>Baker, D. (2012), People of Hope Island, Port Esperance</i> <i>Parham, D. & Noble, B. (1994), Convict Probation Stations Archaeological Survey (pp. 63 – 64)</i> <i>Parham, D. & Noble, B. (1990), Tasmanian Historic Archaeological Site catalogue – site catalogue number 8311-034, National Parks & Wildlife Services.</i>
	HUO-C6.1.12 - Land adjacent to 5528 Huon Highway, Waterloo. • The IPS lists a single 'Weatherboard apple shed on timber stumps'. • There are three (3) weatherboard apple packing sheds on the titles and they all appear to be on timber stumps and of a similar age. • The extent in the mapping in the LPS covers all 3 weatherboard apple packing sheds but does not appear to accord with the distance specified in the datasheet -	Advice from Council's Planning Officer, a qualified heritage planner is that: <i>There were two weatherboard apple sheds on timber stumps at this location, as well as a vertical batten and board pickers hut, all three buildings are significant. Unfortunately, the smaller of the two weatherboard apple sheds on timber stumps has been recently demolished. The Draft LPS text has now been altered to reflect this.</i> <i>It is agreed that the text in the Huon Valley Interim Planning Scheme 2015 states "Weatherboard apple</i>

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	which specifies the extent to be 'within 50m of the three sheds'? Clarification is required from Council on the listing. 	<i>shed on timber stumps". However, this appears to be an error.</i> The report: <i>Assessment Stage 1 – Review of Existing Items, Final Report to Council, by Paul Davies Pty Ltd Architects Heritage Consultants, July 2013</i>, identifies "Sites that are recommended to be included in the proposed Huon Valley Planning Scheme Heritage Schedule" and lists "15 - Apple Sheds, 5528 Huon Highway, Waterloo". Whilst the text relating to this later in the document refers both to a singular apple shed, it also specifically refers to all three sheds, see below and attached. <i>"Built close to the edge of the road, as was customary, there are two sheds constructed on timber (mostly) round stumps and one pickers hut building. The hut has vertical timber boarding and a corrugated iron chimney. The apple sheds are horizontally boarded and in generally good condition. They have their backs to the road and are accessed from the ends and side away from the road. Vehicles delivering and collecting apples are able to drive off the road, load or unload and pass the sheds moving back onto the main road. They are a modest scaled set of sheds. They are an excellent example of a quintessential building form in the Huon area and should be heritage listed."</i> The extent of the mapping under the <i>Huon Valley Interim Planning Scheme 2015</i> currently overlays an

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		area greater than 50m from the apple sheds over CT 115970/1 covering the entire area zoned Significant Agricultural Zone, but not the area zoned Rural Resource Zone. However, there is no mapping over the neighbouring lot CT 114035/2, which encroaches within 50m of the largest of the two weatherboard apple sheds. An alteration to the existing mapping is appropriate. Therefore, mapping to be altered to overlay within 50m of all existing buildings, that is the larger of the two weatherboard apple sheds and the nearby vertical batten and board pickers hut.
OTHER TECHNICAL HERITAGE ISSUES		
C6 - Local Historic Heritage Code	HUO-C6.1.4 - 'The Settlement' 352,354,364,368, 376, and adjoining Crown land at Esperance Coast Road. - The LPS lists CT 52146/7, CT 52146/8, CT 157639/2, CT 141531/1 CT 38182/1, CT 157639/4 and CT 52146/3. - The IPS lists CT 52146/6, CT 52146/7, CT 52146/8, CT 157639/2, CT 141531/1 and CT 38182/1. Therefore, 52146/6 is listed in the IPS but not listed in the draft LPS and 157639/4 and 52146/3 are listed in the draft LPS but not in the IPS. It is unclear what titles apply to HUO-C6.1.4 in the draft overlay mapping.	Advice from Council's Planning Officer, a qualified heritage planner is that: <i>The entire area mapped in the draft overlay mapping is currently mapped under the Huon Valley Interim Planning Scheme 2015.</i> - CT 52146/6 no longer exists. - CT 157639/4 - Prior CTs 141532/1, 28639/1, 52146/6 and 5269/1. - CT 52146/3 is an LGA Subdivision Road. <i>Heritage related research was undertaken including reference to the 2013 Heritage Survey - Review of Existing Local Listings, by Paul Davies Pty Ltd Architects Heritage Consultants, in the preparation of the statement of significance and data sheet and a site visit was undertaken to ensure the correct titles were listed.</i>

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	HUO-C6.1.5 - 6557 Huon Highway, Dover (CT 26/9948) is listed as a Local Heritage Place in the IPS. However, in TheLIST, this title is CT 5263520? It does appear that this parcel contains a c1890 weatherboard house. The LPS refers to a separate property, 6626 Huon Highway, Dover (CT 162218/1). Clarification is required from Council on the listing.	Correct titles have the overlay mapping applied; no change required. The following advice on the relevant CT's is that: - CT 26/9948 does not exist; it appears to be linked to PID 5263520. - CT 162218/1 contains the area mapped in the draft overlay mapping, which is also currently mapped under the <i>Huon Valley Interim Planning Scheme 2015</i>. - CT 162218/1 - Prior CTs 152652/1 and 152652/2. - The address referred to in the <i>Huon Valley Interim Planning Scheme 2015</i>. needs to be updated in the draft LPS as it is considered more likely that the intended address was to be CT 162218/1. - CT 162218/1 was included in the 2013 Heritage Survey - Review of Existing Local Listings, by Paul Davies Pty Ltd Architects Heritage Consultants and is be included as a new listing. Correct titles have the overlay mapping applied; no change required.
	HUO-C6.1.9 - 68 O'Halloran's Road, Geeveston is listed in the IPS and draft LPS. The IPS refers to a c1850 weatherboard house and is listed as CT 134064/2. However, this CT reference does not appear to exist – although the adjoining property is CT <u>134064/1</u>?	The following advice on the relevant CT's is that: - CT 134064/2 does not exist. - CT 134064/2 is a Historic Title. (152992/6 and 152992/3) - Prior CTs are 134064/2 and 37343/2. - CT 152992/3 is 68 O'Halloran's Road, Geeveston. - CT 152992/3 is currently mapped under the <i>Huon Valley Interim Planning Scheme 2015</i>, Historic Heritage Code.

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	Clarification is required from Council on the listing. 	Correct titles have the overlay mapping applied; no change required.
	HUO-C6.1.11 – 105 Fourfoot Road, Geeveston. The IPS lists 'Land between 101 & 107 Fourfoot Road, Geeveston'. The land between these title addresses is 105 Fourfoot Road (CT 114235/1). Confirmation is required from Council on this listing.	The report: <i>Assessment Stage 1 – Review of Existing Items, Final Report to Council</i>, by Paul Davies Pty Ltd Architects Heritage Consultants, July 2013, describes the buildings in detail and includes photographs of the two dwellings located on the same site that are "...recommended to be included in the proposed Huon Valley Planning Scheme Heritage Schedule." The buildings described in the report are located on CT 114235/1 at 105 Fourfoot Road, Geeveston. A site visit was undertaken by Councils Heritage Planner which confirmed the location of these dwellings. Correct titles have the overlay mapping applied; no change required.
	Properties not mapped and appearing in HUO-Table C6.1 Local Heritage Places. 11018 - Recherche Bay - Cockle Creek Rd - d'Entrecasteaux Expedition Sites – CT 241272/1 11018 - Recherche Bay - Cockle Creek Rd - d'Entrecasteaux Expedition Sites – CT 242149/1	The following advice on the relevant CT's is that: - CT 123893/1 is included on the overlay and added to the list, and datasheet provided. - CT 210281/1 is included on the overlay, added to the list, and datasheet provided. - CT 231539/1 is included on the overlay, added to the list, and datasheet provided.

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	11018 - Recherche Bay - Cockle Creek Rd - d'Entrecasteaux Expedition Sites – CT 30992/1 11018 - Recherche Bay - Cockle Creek Rd - d'Entrecasteaux Expedition Sites – CT 12059/2 3564 – Huonville - 102 Main St – CT 7980/3 (house) Clarification is required from Council on these listings.	- Leprena Track Recherche area mapped, added to the list, and datasheet provided. - Cockle Creek area mapped, added to the list, and datasheet provided. - Geeveston Area – Parks and Wildlife (Ida Bay railway), mapped, added to the list, and datasheet provided. Correct titles have the overlay mapping applied; no change required.
	Properties appearing in HUO-Table C6.1 Local Heritage Places but not in the Huon Valley municipality. 3572 - Lower Longley - 1465 Huon Highway – (N/A) – CT 100084/1	Removed from the list due to boundary change.
	Specific issue with a listing – extent of mapped area. 11018 - Recherche Bay - Cockle Creek Rd - d'Entrecasteaux Expedition Sites – CT 138925/1 8215 - Ida Bay - 328 Lune River Rd – Ida Bay Railway – CT 238040/1	Extent of mapped area amended to be consistent with the Tasmanian Heritage Register.
	Clarification on the mapped areas and the extent of the listings in the Rocky Bay and Melaleuca areas, for example: - It appears that CT 17/3879 applies to multiple titles although the mapping only applies to part of these collective titles. - PID 7491690 applies to multiple titles although the mapping appears to only apply to part of these collective titles.	Extent of mapped area amended to be consistent with the Tasmanian Heritage Register.

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	Clarification is required from Council on the extent of these listings.	
OTHER		
Local Area Objectives Overlay Map	The Local Area Objectives Overlay Map appears to be missing HUO-30.1 (the area east of Mary Street and west of Thorp Street, Cygnet shown on an overlay map as HUO-30.1)?	

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	relevant reference numbers but due to the scale it is difficult to determine the extent of the application of the LAO (particularly when determining HUO-P3.2.2, HUO-P3.2.1 and HUO-12.4)?  Generally, LAOs identified in the LPS and on GIS Overlay Maps. PDF maps refer to the relevant reference numbers but due to the scale it is difficult to determine the extent of the application of the LAOs (see Huonville as an example).	

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C13.0 Bushfire-Prone Areas Code	There is uncertainty as to whether the correct RGB colour values have been used (are the RGB colour values Red 239, Green 138 and Blue 98)?	Updated.
HUO-S1.0 Franklin Heritage Specific Area Plan	HUO-S1.7.11 at A1 and P1 refer to the following: Buildings or works ... depicted by grey hatching and marked 'no build areas' on the planning scheme maps ... Council needs to clarify where the 'no build areas' appear on the planning scheme maps.	No build areas have been set out in the relevant planning scheme maps.
HUO-S2.0 Eggs and Bacon Bay Specific Area Plan	The mapped area attached to the HUO-S2.0 Eggs and Bacon Bay Specific Area Plan is not legible or clear on Map 43 of 49.	Mapping updated

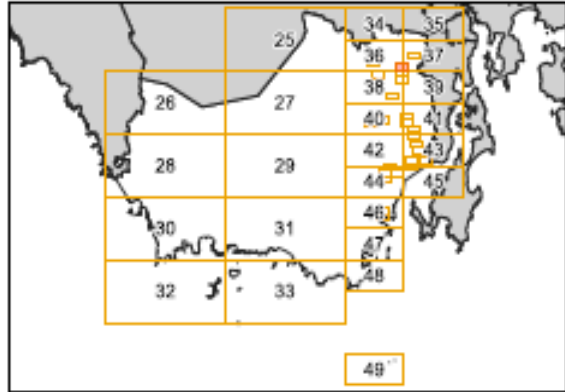
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HUO-S3.0 Green Point Specific Area Plan	The mapped area attached to the HUO-S3.0 Green Point Specific Area Plan is not legible or clear in Map 41 of 49.	Mapping updated
HUO-S4.0 Potential Acid Sulfate Soils Specific Area Plan	The application of the mapped area attached to the HUO-S4.0 Potential Acid Sulfate Soils Specific Area Plan is unclear in some of the maps.	Mapping updated
HUO-S5.0 Potential Dispersive Soils Specific Area Plan	The application of the mapped area attached to the HUO-S5.0 Potential Dispersive Soils Specific Area Plan is unclear in some of the maps.	Mapping updated
HUO-14.4 - 43 Mary Street, Cygnet SSQ Overlay Map	Map 11 of 49 identifies HUO-14.4 - 43 Mary Street, Cygnet (CT 174298/3). • CT 174298/3 forms part of a strata title property CT 174298/0 that includes multiple titles (7 titles owned by the same landowner). • In the IPS, the SSQ refers to CT 33651-5 (all 7 properties). • To transition, the SSQ needs to refer to CT 174298/0 as the entire strata title site.	Mapping updated

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Overlay maps - legend	It is not possible to see the small insert maps in the legend – 1:11,000 and their numbering? 	This is not possible due to the large area covered by the maps. Insert maps clearly identifiable in the larger maps that can be cross referenced if required.

Huon Valley Local Provisions Schedule

HUO-Local Provisions Schedule Title

HUO1.1 This Local Provisions Schedule is called the Huon Valley Local Provisions Schedule and comprises all the land within the municipal area.

HUO Effective Date

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

HUO-Local Area Objectives

HUO-28.0 Recreation Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-28.1	Huonville Recreation Ground shown on an overlay map as HUO-28.1.	(a) To provide for a suitable mix of uses that: (i) are complementary and subservient to the primary role of the site as public open space for sporting, recreational and community use for the broader Huon Valley region; and (ii) fosters the integration, co-location and sharing of sporting, recreational and community facilities.

HUO-29.0 Open Space Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-29.1	Huonville shown on an overlay map as HUO-29.1	(a) To provide for the area to be utilised as a regional open space and recreation destination, of a scale and quality which: (i) attracts visitation to the town from outside of the Huon Valley; and

		(ii) facilitates economic activity beyond its role as a Rural Service Centre; (b) To provide for a suitable mix of uses that support and activate the regional open space and recreation destination, which are small scale and/or connected with recreational uses, such as: (i) a kiosk/café or an outlet for hire of recreation equipment such as bikes or kayaks; (ii) space for uses such as food trucks/vans or a market; and (iii) social enterprise, recreational facilities and activities; which are sympathetic to the primary recreational use. (c) To provide for a suitable mix of uses which facilitate public recreational facilities within proximity to the Huon River, including: (i) small scale water access infrastructure, to facilitate the on-water linkages between Huonville and nearby townships; and (ii) display of art, and interpretation. (d) To provide for a suitable mix of uses that: (i) enable views of the Huon River particularly from public open space; and (ii) facilitate public foreshore access. (e) To maximise walkability and connectivity with safe, efficient

		and convenient movement for pedestrians and cyclists: (i) between residential, commercial and recreational areas within Huonville and to the Huon River; and (ii) between Huonville and nearby townships.

HUO-P1.0 Particular Purpose Zone – Future Road Corridor

HUO-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Future Road Corridor is:

- HUO-P1.1.1 To identify land that may be required for a road corridor in the future.
- HUO-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.
- HUO-P1.1.3 To not compromise future road corridors by allowing use or development that prevents the road being constructed through its chosen route, as a result of an increase in social or economic costs.

HUO-P1.2 Local Area Objectives

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

HUO-P1.3 Definition of Terms

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

HUO-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Permitted	
Passive Recreation	
Resource Development	If for agricultural use excluding for controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for minor utilities or road infrastructure.
Discretionary	
Resource Development	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

HUO-P1.5 Use Standards

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

HUO-P1.6 Development Standards for Buildings and Works

HUO-P1.6.1 Buildings and works

Objective:	That buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Buildings or works are for the development of a road by, or under the direction of, the road authority.	P1 Buildings or works must not preclude the future use and development of land for road infrastructure.
A2	Buildings and other permanent improvements must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.

HUO-P1.7 Development Standards for Subdivision

HUO-P1.7.1 Subdivision

Objective:	That the subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1 Subdivision is for the purposes of creating a lot for the development of a road by, or under the direction of, the road authority.		P1 No Performance Criterion.
A2 Subdivision must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.		P2 No Performance Criterion.

HUO-P1.8 Tables

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

HUO-P2.0 Particular Purpose Zone – Southwood Integrated Timber Processing Site

HUO-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Southwood Integrated Timber Processing Site is:

HUO-P2.1.1 To recognise the regional economic importance of Southwood and its strategic location for timber, mineral and rural resources.

HUO-P2.1.2 To integrate infrastructure and use within the site.

HUO-P2.1.3 To provide for the protection of water resources.

HUO-P2.2 Local Area Objectives

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

HUO-P2.3 Definition of Terms

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

HUO-P2.4 Use Table

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Bulky Goods Sales	If for a timber yard.
Extractive Industry	
Manufacturing and Processing	If for the primary input is timber, mineral or agricultural resource.
Natural and Cultural Values Management	
Resource Processing	If primary input is timber, mineral or agricultural resource.
Service Industry	If primarily related to machinery or vehicles associated with timber, mineral or agricultural resource.
Storage	If for liquid fuel depot, solid fuel depot or wood yard.
Utilities	
Discretionary	
Emergency Services	

Food Services	
Manufacturing and Processing	If not listed as Permitted.
Research and Development	
Recycling and Waste Disposal	
Resource Processing	If not listed as Permitted.
Transport Depot and Distribution	
Vehicle Fuel Sales and Services	If primarily related to vehicles associated with timber, mineral or agricultural resource.
Prohibited	
All other uses	

HUO-P2.5 Use Standards

HUO-P2.5.1 Discretionary uses

Objective:	That Discretionary uses protect the operational efficiency of existing uses.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Discretionary uses must: (a) not compromise the operational efficiency of any existing use in the zone through conflicts over matters including vehicular access, amenity, operational hours, use and capacity of existing infrastructure; and (b) be of a scale or purpose that can complement existing uses.

HUO-P2.5.2 Location of use

Objective:	That discretionary uses benefit from the site's strategic positioning.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Discretionary uses must benefit from the location of the site, existing infrastructure or forestry road network to the extent that the use cannot reasonably be located in a Light Industrial Zone or General Industrial Zone elsewhere in the municipal area.

HUO-P2.6 Development Standards for Buildings and Works

HUO-P2.6.1 Setback

Objective:	To protect the aesthetic and environmental qualities of the Huon River.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from the Huon River of not less than 100m excluding for a building with a gross floor area not more than 20m ² .		P1 Buildings must be sited to: (a) minimise adverse impact on the landscape as viewed from the Huon River; and (b) maintain soil and water quality alongside of the Huon River.

HUO-P2.7 Development Standards for Subdivision

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

HUO-P2.8 Tables

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

HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct

HUO-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Franklin Marine and Tourism Precinct is:

HUO-P3.1.1 To provide for boat and ship building activities alongside education, recreation and tourism activities.

HUO-P3.1.2 To retain and enhance access to the Huon River.

HUO-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-P3.2.1	Franklin Evaporators shown on an overlay map as HUO-P3.2.1 and in Figure HUO-P3.1.	To provide for: (a) the former industrial site, Franklin Evaporators (Folio of the Register 172539/1), to become a tourism drawcard with a range of uses that complement and benefit from proximity to established boat building facilities and the Huon River. (b) To provide for a range of complementary uses.
HUO-P3.2.2	Franklin Marine and Tourism Precinct, within 15m of Main Road/Huon Highway, Franklin shown on an overlay map as HUO-P3.2.2 and in Figure HUO-P3.1.	To provide for: (a) development of a modest, single storey scale and design that is respectful of traditional residential form, exemplified by existing buildings along Main Road/Huon Highway, Franklin, that are located within the Franklin Heritage Specific Area Plan; and (b) commercial or community use.

HUO-P3.3 Definition of Terms

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

HUO-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Educational and Occasional Care	If not for a childcare centre, day respite facility, kindergarten and primary school.
General Retail and Hire	If related to boating or shipping.
Manufacturing and Processing	If related to boat or ship building.
Service Industry	If for the cleaning, maintenance or repair of boats or ships.
Sports and Recreation	If for an outdoor recreation facility.
Discretionary	
Community Meeting and Entertainment	
Food Services	
General Retail and Hire	If not for department store or supermarket.
Hotel Industry	If located on Folio of the Register 172539/1.
Pleasure Boat Facility	
Port and Shipping	
Research and Development	
Resource Processing	
Tourism Operation	
Visitor Accommodation	If located on Folio of the Register 172539/1.
Prohibited	
All other uses	

HUO-P3.5 Use Standards

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

HUO-P3.6 Development Standards for Buildings and Works

HUO-P3.6.1 Building height

Objective:	That building height contributes positively to the streetscape and does not result in unreasonable adverse impact on amenity to adjoining land.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than: (a) 5m if within 20m of the centreline of Main Road/Huon Highway, Franklin; (b) 9m elsewhere.	P1 Building height must: (a) be the minimum necessary for the purpose of the building; (b) prevent visual impact when viewed from adjoining properties, due to bulk and height; (c) be consistent with the scale of other buildings in the zone; (d) not unreasonably overshadow adjacent public space; and (e) be not more than 8m if within 20m of the centreline of Main Road/Huon Highway, Franklin.

HUO-P3.6.2 Design

Objective:	That building design is sympathetic to typical buildings forms within the zone and within Franklin.
Acceptable Solutions	Performance Criteria
A1 Building design must address the street by: (a) providing the main pedestrian entrance to the building at the frontage; (b) avoiding large expanses of blank walls in the front façade and facades facing other public space boundaries; (c) screening mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (d) incorporating roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (e) providing roof materials that consist of painted or unpainted tin, metal, Colorbond or equivalent.	P1 Building design must enhance the streetscape by: (a) providing the main access to the building in a way that addresses the street or other public space boundary; (b) treating large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art, so as to contribute positively to the streetscape and public space; (c) ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;

	(d) ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (e) having a roof pitch that when viewed in combination the height, scale, bulk and form of other building elements, complements typical building forms elsewhere in Franklin; (f) providing roof materials that consist of painted or unpainted tin, metal, Colorbond or equivalent; and (g) being consistent with any local area objectives provided for the area.
A2 No Acceptable Solution.	P2 A new building must: (a) have a height, scale, bulk and form that does not dominate other buildings in the zone; (b) if within 20m of the centreline of Main Street/Huon Highway have a height, scale, bulk and form that provides a strongly defined street edge and is respectful of traditional building patterns elsewhere in Franklin; and (c) not imitate any building listed on the Tasmanian Heritage Register or a Local Historic Heritage Code list in this planning scheme.

HUO-P3.6.3 No build areas

Objective:	To maintain important vistas of the Huon River from the Huon Highway and side roads.
Acceptable Solutions	Performance Criteria
A1 Buildings and works within the area marked 'No Build Area' in Figure HUO-P3.1 must have a maximum height above existing ground level of not more than 0.25m.	P1 Buildings and works within the area marked 'No Build Area' in Figure HUO-P3.1 must have minimal intrusion on views of the Huon River from a public road.

HUO-P3.6.4 Public access

Objective:	To maintain public access to the Huon River.
Acceptable Solutions	Performance Criteria
A1 Buildings and works must not impede public access to the Huon River.	P1 Buildings and works must be designed or sited to maintain or enhance public access to the Huon River.

HUO-P3.7 Development Standards for subdivision

HUO-P3.7.1 Maximum number of new lots off Main Street / Huon Highway

Objective:	To preserve the heritage and character values of Franklin by limiting the number of new lots that can be created if fronting Main Road/Huon Highway, Franklin.
Acceptable Solutions	Performance Criteria
A1 For a lot with frontage to Main Road/Huon Highway, Franklin, subdivision must create no more than one new lot from a parent lot in existence as at 1 July 2012.	P1 No Performance Criterion.

HUO-P3.7.2 Subdivision

Objective:	That subdivision is sympathetic to the historic pattern of subdivision and does not create potential for future incompatible development.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, or a lot proposed in a plan of subdivision must not result in: (a) detriment to the heritage and character values of Franklin; (b) a pattern of subdivision unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (c) size and shape of lots unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (d) loss of curtilage to an existing building that contributes to the heritage and character values of Franklin; (e) potential for a confused understanding of the development of Franklin; and

	(f) an increased likelihood of future development that is incompatible with the heritage and character values of Franklin.

HUO-P3.8 Tables

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

Figure HUO-P3.1 No build areas



HUO-S1.0 Franklin Heritage Specific Area Plan

HUO-S1.1 Plan Purpose

The purpose of the Franklin Heritage Specific Area Plan is:

- HUO-S1.1.1 To recognise and protect the heritage and character values of Franklin that are set out in Table S1.9.1.
- HUO-S1.1.2 To provide for sympathetic building height, scale, bulk and form and subdivision design.
- HUO-S1.1.3 To recognise and protect vistas to and from the Franklin foreshore.

HUO-S1.2 Application of this Plan

- HUO-S1.2.1 The specific area plan applies to the area of land designated as Franklin Heritage Specific Area Plan on the overlay maps.
- HUO-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 are in addition to, the provisions of:
 - (a) Low Density Residential Zone;
 - (b) Rural Living Zone;
 - (c) Village Zone;
 - (d) Rural Zone;
 - (e) Recreation Zone;
 - (f) Open Space Zone;
 - (g) Environmental Management;
 - (h) Utilities zone;
 - (i) Signs Code; and
 - (j) Parking and Sustainable Transport Code
 as specified in the relevant provision.
- HUO-S1.2.3 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information to determine compliance with development standards:
 - (a) a conservation plan;
 - (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;
 - (c) a statement of significance; and/or
 - (d) a heritage impact statement.

HUO-S1.3 Local Area Objectives

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

HUO-S1.4 Definition of Terms

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

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HUO-S1.5 Use Table

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

HUO-S1.6 Use Standards

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

HUO-S1.7 Development Standards for Buildings and Works

HUO-S1.7.1 Building height

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and clause 10.5.1 Non-dwelling development A1 and P1, Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1, Village Zone – clause 12.4.2 Building height, Rural Zone – clause 20.4.1 Building height, Recreation Zone – clause 28.4.1 Building height, setback and siting A1 and P1 and Open Space Zone – clause 29.4.1 Building height, setback and siting A1 and P1.

Objective:	That building height is sympathetic to the heritage and character values of Franklin and does not result in unreasonable impact on amenity of adjoining land.
Acceptable Solutions	Performance Criteria
A1 Building height, excluding for an outbuilding or a fence, must be not more than: (a) 4m in the Open Space Zone; or (b) 5m otherwise.	P1 Building height must: (a) be consistent with the heritage and character values of Franklin. (b) be consistent with the height of existing buildings on adjoining properties, particularly any building on the Tasmanian Heritage Register; (c) be proportional to the scale, bulk and form of the building having regard to the heritage and character values of Franklin and any specific heritage values of adjacent buildings; (d) minimise loss of view to and from the Huon River foreshore from public land and roads; and (e) not cause an unreasonable loss of residential amenity on adjoining properties by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact when viewed from adjoining properties, due to bulk and height.

A2 A dwelling must have no more than one habitable storey excluding for a dormer room.	P2 No Performance Criterion.

HUO-S1.7.2 Setback

This clause is in substitution for Low Density Residential Zone – clause 10.4.3 Setback and clause 10.5.1 Non-dwelling development A2 and P2 and A3 and P3, Rural Living Zone – 11.4.2 Building height, setback and siting A2, P2, A3 and P3, Village Zone – clause 12.4.3 Setback, Rural Zone – clause 20.4.2 Setbacks, Recreation Zone – clause 28.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4, Open Space Zone – 29.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4.

Objective:	That building setback is sympathetic to the heritage and character values of Franklin, is sympathetic to the prevailing building setback from a frontage and does not result in unreasonable adverse impact on residential amenity to adjoining land.
Acceptable Solutions	Performance Criteria
A1 Buildings must be parallel to the frontage and have a setback from a frontage of: a) not more than 3m; or b) not less than an existing building on site if for an addition.	P1 Building setback from frontage must: (a) be compatible with the heritage and character values of Franklin; (b) be consistent with the prevailing building setback from frontage of other buildings on the same side of a road and within 100m of the site, generally maintaining a continuous building line in the streetscape; and (c) be sympathetic with the building setback from frontage of any building on the Tasmanian Heritage Register on or adjoining the site.
A2 Buildings must have a setback from side and rear boundaries of not less than 3m.	P2 Buildings must be sited from side and rear boundaries: (a) to retain existing or potential vehicular access to the rear of the site; (b) be appropriate for the height, scale, bulk and form of the building and other buildings in the streetscape having regard to the heritage and character values of Franklin; (c) be sympathetic to any building on the Tasmanian Heritage Register on or adjoining the site having regard to the height, scale, bulk and form; and (d) be sufficient to prevent an unreasonable loss of residential amenity to adjoining properties by:

	(i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact, when viewed from adjoining properties, through building bulk and massing.

HUO-S1.7.3 Design

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That building design is sympathetic to the heritage and character values of Franklin.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Building design for a new structure, excluding an outbuilding or a fence, must: (a) provide a height, scale, bulk and form that complements buildings within 100m of the site; (b) is sympathetic to any building on the Tasmanian Heritage Register within 100m of the site; (c) not result in detriment to the heritage and character values of Franklin; and (d) avoid imitation of a building on the Tasmanian Heritage Register within this Specific Area Plan.
A2 An addition to an existing building must be located to the rear of that building as viewed from the primary frontage.	P2 Additions to a building must complement the heritage and character values of Franklin.
A3 A building, excluding an outbuilding, must have a roof pitch no less than 22.5 degrees.	P3 A building, excluding an outbuilding, must have a roof pitch that when viewed in combination with the height, scale, bulk and form of other building elements

	complements the heritage and character values of Franklin.
A4 External wall cladding of a building must not be comprised of face brick, steel, masonry, cement sheet, concrete or equivalent materials to more than 10% of the surface area.	P4 External wall cladding of a building must when viewed in combination with the height, scale, bulk and form of the building complement the heritage and character values of Franklin.
A5 Roof materials must be tin, metal, Colorbond or equivalent.	P5 No Performance Criterion.

HUO-S1.7.4 Landscaping

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of sites for non-residential use.
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if: (a) development is associated with a residential use; or (b) an existing or proposed building extends across the width of the frontage (excluding for vehicular access ways) with a setback to frontage of less than 1m.	P1 Landscaping must be provided for sites for non-residential use to: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; and (d) be compatible with the heritage and character values of Franklin.

HUO-S1.7.5 Outdoor Storage Areas

This clause is in substitution for Low Density Residential Zone – clause 10.5.1 Non-residential development A6 and P6, Village Zone – clause 12.46 Outdoor storage areas, Recreation Zone – clause 28.4.2 Outdoor storage areas and Open Space Zone 29.4.2, and in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works and Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas for a non-residential use must: (a) be located behind the building line and the goods and materials stored therein screened from public view; and (b) not encroach upon car parking areas, driveways or landscaped areas.		P1 Outdoor storage areas for a non-residential use must: (a) be located, treated or screened to not cause unreasonable loss of visual amenity of the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.

HUO-S1.7.6 Fencing

This clause is in substitution for Low Density Residential Zone – clause 10.4.5 Frontage fences for all dwellings and clause 10.5.1 Non-dwelling development A5 and P5, Village Zone – clause 12.4.5 Fencing, and is in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the height and design of a front fence is consistent with the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 Fencing must: (a) fences and gates of greater height than 0.7m must not be erected within 4.5m of the frontage; and (b) fences along a frontage must be 60% transparent.		P1 Fencing must contribute positively to the heritage and character values of Franklin. having regard to: (a) the height of the fence which must be no more than 1m within 4.5m of a frontage; (b) the transparency of the fence which must be no less than 20% if along a frontage; (c) the prevailing height and transparency of fences along a frontage within 100m of the site; (d) the design of the fence; (e) the fence materials and construction; and (f) the nature of the use.

HUO-S1.7.7 Outbuildings

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the size, number and siting of outbuildings does not detract from the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must: (a) have a combined floor area not more than 60m²; (b) have a individual floor area not more than 36m²; (c) have a building height not more than 4.5m; and (d) have a setback from a frontage of not less than 5m greater than the setback of the existing or proposed dwelling on the site.		P1 Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to: (a) not be visually prominent from the road; (b) maintain the primacy of the presentation of an existing or proposed dwelling or other commercial building on the site; (c) be consistent with the scale of outbuildings on the site or in close visual proximity; and (d) be compatible with the heritage and character values of Franklin.

HUO-S1.7.8 Siting of car parking

This clause is in addition to Parking and Sustainable Transport Code – clause C2.0.

Objective:	That the location of uncovered car parking spaces does not detract from the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 The siting of uncovered parking spaces for cars, boats or other vehicles must only be to the rear of the main building on the site as viewed from the primary frontage.		P1 The siting of uncovered parking spaces for cars, boats or other vehicles must satisfy all of the following: (a) maintain the primacy of the presentation of an existing or proposed dwelling or other commercial building on the site; and (b) be compatible with the heritage and character values of Franklin.

HUO-S1.7.9 Demolition

This clause is in addition to Low Density Residential Zone –clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the demolition in whole or in part of buildings or works does not detract from the heritage and character values of Franklin.
Acceptable Solutions	Performance Criteria
A1 Demolition must not result in the loss of: (a) not more than 20m ² of floor area; and (b) buildings or works within 20m of the frontage.	P1 Demolition must not result in the loss of: (a) buildings or works that are integral to the heritage and character values of Franklin; (b) contributory fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the heritage and character values of Franklin; or (c) unless all of the following apply; (i) there are, environmental, social, economic or safety reasons of greater value to the community than the elements that contribute to heritage and character values of Franklin; (ii) there are no prudent or feasible alternatives; (iii) opportunity is created for a replacement building that must be more complementary to the heritage and character values of Franklin.

HUO-S1.7.10 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

This clause is in substitution for Signs Code – clause C1.6.4 Signs.

Objective:	That the size, design and siting of signs complements and does not impact on the heritage and character values of Franklin that are set out in Table S1.9.1.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A sign must: (a) be located in a manner that minimises impact on the heritage and character values of Franklin;

	(b) be placed so as to allow the architectural details of the building to remain prominent; (c) be of a size and design that must not substantially diminish the heritage and character values of Franklin; (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible; (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values; (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints; (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building; (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character; and (i) not use internal illumination in a sign unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.

HUO-S1.7.11 No build areas

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	To preserve important vistas of the Huon River from side streets and lanes and from the Huon Highway near the entrance to Franklin.
Acceptable Solutions	Performance Criteria
A1 Buildings or works are not located within the areas depicted by grey hatching and marked 'no build areas' on the planning scheme maps.	P1 Buildings or works located within the areas depicted by grey hatching and marked no build areas on the planning scheme maps must have minimal intrusion into views of the Huon River from a public road.

HUO-S1.7.12 Multiple Dwelling Density

This clause is in addition to Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings and Village Zone – clause 12.4.1 Residential density and servicing for multiple dwellings

Objective:	To preserve the heritage and character values of Franklin by limiting the density of multiple dwellings.	
Acceptable Solutions		Performance Criteria
A1 No more than two dwellings per site as in existence at 1 July 2012.		P1 No Performance Criterion.

HUO-S1.8 Development Standards for Subdivision

HUO-S1.8.1 Maximum Number of New Lots off Main Street / Huon Highway

This clause is in addition to Low Density Residential Zone – clause 10.6.1 Lot design, Rural Living Zone – clause 11.5.1 Lot design, Village Zone – clause 12.5.1 Lot design, Rural Zone – clause 20.5.1 Lot design, Recreation Zone – clause 28.5.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	To preserve the heritage and character values of Franklin by limiting the number of new lots that can be created if fronting Main Road / Huon Highway.	
Acceptable Solutions		Performance Criteria
A1 For a lot with frontage to Main Road / Huon Highway, subdivision must create no more than one new lot from a parent lot in existence as at 1 July 2012.		P1 No Performance Criterion.

HUO-S1.8.2 Subdivision

This clause is in addition to Low Density Residential Zone – clause 10.6.1 Lot design, Rural Living – clause 11.5.1 Lot design, Village Zone – clause 12.5.1 Lot design, Rural Zone – clause 20.5.1 Lot design, Recreation Zone – clause 28.5.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	That subdivision is sympathetic to the historic pattern of subdivision and does not create potential for future incompatible development.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision must not result in: (a) detriment to the heritage and character values of Franklin; (b) a pattern of subdivision unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern;

	(c) size and shape of lots unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (d) loss of curtilage to an existing building that contributes to the heritage and character values of Franklin; (e) potential for a confused understanding of the development of Franklin; and (f) an increased likelihood of future development that is incompatible with the heritage and character values of Franklin.

HUO –S1.9 Tables

Table S1.9.1 Heritage and character values in Franklin

Description	Franklin is a small, riverside rural township. Franklin's origins lie with the philanthropy of Lady Jane Franklin who formed 'the Settlement' during the 1830's in an area now known as Franklin. Franklin has since developed with a unique sense of place informed by its riverside setting and surrounding rural hinterland together with the form, scale and positioning of buildings. Franklins' numerous historic cultural heritage places also contribute to the sense of place of Franklin. The design, scale, bulk and form of all buildings contribute to the character of Franklin and its streetscapes.
Heritage and character values of Franklin.	Heritage and character values of Franklin, that are to be maintained, are as follows: (a) a strong linear form positioned between the Huon River and rural hills affording extensive views of the river and creating a strong sense of place; (b) the established and well defined approaches to Franklin from the north and south; (c) evidence of the boundaries of 'the Settlement'; (d) the extensive reclaimed foreshore area providing opportunities for open space and recreation; (e) a mix of land uses, particularly along Main Street / Huon Highway, resulting in part from the lack of a central commercial area; (f) a dominance of single storey, modest dwellings with the majority dating from either pre-1910 or the inter-war period; (g) public and commercial buildings of a scale commensurate with older dwellings or, in some instances, key landmarks in the streetscape through the unique use of height, scale and brick facade; (h) a dominance of timber cladding and corrugated iron roofs (or modern equivalents) in buildings; (i) the strong street presence of dwellings and commercial buildings achieved through minimal frontage setbacks and design elements such as a front verandah or patio, that clearly define the main pedestrian access, which is positioned to face the street;

	(j) garages, carports, outbuildings and car parking areas positioned to the rear of buildings enhancing the street presence and primacy of dwellings and commercial buildings in the streetscape; (k) small-scale, transparent front fencing often complemented by incorporated low-level landscaping or physical front fencing substituted by low-level landscaping; (l) relatively narrow roads and lanes leading off Main Street / Huon Highway that exhibit low level road engineering, with the absence of kerb and gutter or a concrete footpath, and rise up towards the western slopes in, at times, ad hoc alignments.

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HUO-S2.0 Eggs and Bacon Bay Specific Area Plan

HUO-S2.1 Plan Purpose

This Specific Area Plan carries forward existing provisions from the Port Cygnet Planning Scheme 1988 with minor modifications to development standards, such as a slightly larger (and more practical) maximum outbuilding size.

It is necessary to do so to carry forward building envelopes and maximum building footprints for lots in this area which are not specified as covenants on the lots.

The purpose of the Eggs and Bacon Bay Specific Area Plan is to:

- HUO-S2.1.1 retain the existing character of modest single storey shacks and dwellings set amongst native coastal vegetation;
- HUO-S2.1.2 provide for continued public access to the foreshore.

HUO-S2.2 Application of this Plan

HUO-S2.2.1 The specific area plan applies to the area of land designated as Eggs and Bacon Bay Specific Area Plan on the Planning Scheme maps.

HUO-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and/or in addition to, the provisions of:

- (a) Low Density Residential Zone,
- (b) Utilities Zone

as specified in the relevant provision.

HUO-S2.3 Local Area Objectives

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

HUO-S2.4 Definition of Terms

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

HUO-S2.5 Use Table

This sub-clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	

Natural and Cultural Values Management	
Passive Recreation	
Residential	If for single dwelling, ancillary dwelling or home based business. Excluding on Folio of the Register 138460/11.
Utilities	If located on Folio of the Register 138460/11.
Visitor Accommodation	
Discretionary	
Utilities	Excluding if Permitted.
Prohibited	
All other uses	

This clause is in substitution for Utilities Zone – clause 26.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If located on Folio of the Register 55788/21 and for the treatment of sewage.
Discretionary	
Sports and Recreation	
Utilities	Excluding if Permitted.
Prohibited	
All other uses	

HUO-S2.6 Use Standards

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

HUO-S2.7 Development Standards for Buildings and Works

HUO-S2.7.1 Building Height

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and 10.5.1 Non-dwelling development and Utilities Zone – clause 26.4.1 Building height.

Objective:	That building height: (a) contributes positively to the landscape; and (b) retains a modest scale of buildings.	
Acceptable Solutions		Performance Criteria
A1 Building height must be no more than 5m.		P1 No Performance Criterion.

HUO-S2.7.2 Setback

This clause is in substitution for 10.0 Low Density Residential Zone – clause 10.4.3 Setback and clause 10.5.1 Non-dwelling development and 26.0 Utilities Zone – clause 26.4.2 Setbacks.

Objective:	That building setback: a) contributes positively to the coastal landscape; and b) does not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions		Performance Criteria
A1 Outbuildings must have a setback from a: (a) frontage of not less than 3m; (b) side boundary of not less than 3m; and (c) rear boundary of not less than 8m.		P1 Buildings must be sited to: (a) be sufficient to prevent an unreasonable loss of residential amenity by: (i) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (ii) overlooking and loss of privacy; (iii) visual impact when viewed from adjoining properties; (b) minimise adverse impact on the landscape and loss of native vegetation.

HUO-S2.7.3 Maximum gross floor area per lot

This clause in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5.1 Non-dwelling development.

Objective:	That buildings are of a modest scale.	
Acceptable Solutions	Performance Criteria	
A1 Floor area of a building must not exceed the amount specified for the lot in Table S2.9.1.	P1 No Performance Criterion.	

HUO-S2.8 Development Standards for Subdivision

HUO-S2.8.1 Subdivision

This clause is in substitution for 10.0 Low Density Residential Zone – clause 10.6.1 Lot design and Utilities Zone – clause 26.5.1 Subdivision.

Objective:	To prevent the subdivision of land within the Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 No subdivision.	P1 No Performance Criterion.	

HUO-S2.9 Tables

Table S2.9.1 Maximum gross floor area per lot

Lot	Maximum gross floor area, excluding for an outbuilding	Maximum gross floor area for an outbuilding
138460/2	130	18
138460/3	130	18
138460/4	81	18
138460/5	102	18
138460/6	130	18
138460/7	125	18
138460/8	130	18
138460/9	115	18
138460/10	130	18

HUO-S3.0 Green Point Specific Area Plan

HUO-S3.1 Plan Purpose

The purpose of the Green Point Specific Area Plan is to limit the number of buildings for residential and visitor accommodation use.

HUO-S3.2 Application of this Plan

HUO-S3.2.1 The specific area plan applies to the area of land designated as Green Point Specific Area Plan on the Planning Scheme maps.

HUO-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and/or in addition to, the provisions of:

- (a) Rural Living Zone
- as specified in the relevant provision.

HUO-S3.3 Local Area Objectives

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

HUO-S3.4 Definition of Terms

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

HUO-S3.5 Use Table

This sub-clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Residential	If for a single dwelling.
Visitor Accommodation	
Discretionary	
No uses	
Prohibited	
All other uses	

HUO-S3.6 Use Standards

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

HUO-S3.7 Development Standards for Buildings and Works

HUO-S3.7.1 Maximum number of buildings for residential and visitor accommodation use

This clause is in addition to the Rural Living Zone – clause 11.4 Development Standards for Buildings and Works.

Objective:	To retain established limitations on residential development to protect the scenic landscape.	
Acceptable Solutions		Performance Criteria
A1 For the Residential Use Class no more than two single dwellings and no other residential use are to be constructed excluding for non-habitable structures.		P1 No Performance Criterion.
A2 For the Visitor Accommodation Use Class no more than two structures are to be constructed except for non-habitable buildings.		P1 No Performance Criterion.

HUO-S3.8 Development Standards for Subdivision

HUO-S3.8.1 Subdivision

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design.

Objective:	To prevent the subdivision of land within the area to which this specific area plan applies.
Acceptable Solutions	Performance Criteria
A1 Subdivision is prohibited.	P1 No Performance Criterion.

HUO-S3.9 Tables

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

HUO-S4.0 Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan

HUO-S4.1 Plan Purpose

The purpose of the Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan is:

- HUO-S10.1.1 To minimise and mitigate adverse impacts from development occurring on land that contains potentially acid sulfate soils.

HUO-S4.2 Application of this Plan

- HUO-S4.2.1 The specific area plan applies to an area of land designated as the Potential Acid Sulfate Soils Specific Area Plan on the overlay maps.
- HUO-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:
- (a) Rural Zone;
 - (b) Agriculture Zone;
 - (c) Landscape Conservation; and
 - (d) Environmental Management Zone,
- as specified in the relevant provision.

HUO-S4.3 Local Area Objectives

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

HUO-S4.4 Definition of Terms

HUO-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
acid sulfate soil	means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.
acid sulfate soil management plan	means a report prepared by a suitably qualified person in accordance with Department of Primary Industries, Water and Environment (2009), Tasmanian Acid Sulphate Soils Management Guidelines, that details: (a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development; (b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised; (c) an analysis of the level of risk to the development and the level of risk to users of the development; (d) an analysis of the level of risk to the environment; and

	(e) proposed management measures to reduce risk to an acceptable level if necessary.

HUO-S4.5 Use Table

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

HUO-S4.6 Use Standards

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

HUO-S4.7 Development Standards for Buildings and Works

HUO-S4.7.1 Development on Acid Sulfate Soils

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works.

Objective	That <u>development</u> subject to, or having potential to cause, an <u>acid sulfate soil</u> hazard is appropriately located and managed so that risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions		Performance Criteria
A1 Building and works must be for: (a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater; (b) excavation of no more than 100m³ of soil or sediment; (c) deposition of less than 500m³ of fill to a depth of no more than 0.5m; (d) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m² and the maximum depth of excavation is 0.75m; or (e) forestry operations in accordance with a certified Forest Practices Plan.		P1 Building and works must be designed, sited and constructed to minimise the risks of acid sulfate soil to property and the environment having regard to : (a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater; (b) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised; (c) the potential for the development to be affected by acid sulfate soils; (d) the level of risk and potential consequences for human health, property and the environment; (e) management measures to reduce risk to an acceptable level; and (f) the advice contained in an acid sulfate soil management plan.

HUO-S4.8 Development Standards for Subdivision

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

HUO-S4.9 Tables

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

HUO-S5.0 Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan

HUO-S5.1 Plan Purpose:

The purpose of the Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan is:

- HUO-S5.1.1 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

HUO-S5.2 Application of this Plan

- UO-S5.2.1 The specific area plan applies to the area of land designated as the Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan on the overlay maps.

- HUO-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) General Residential Zone;
 - (b) Rural Living Zone
 - (c) Commercial Zone;
 - (d) Rural Zone;
 - (e) Agriculture Zone;
 - (f) Landscape Conservation Zone;
 - (g) Environmental Management Zone;
 - (h) Utilities Zone; and
 - (i) Community Purpose Zone,
- as specified in the relevant provision.

HUO-S5.3 Local Area Objectives

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

HUO-S5.4 Definition of Terms

- HUO-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dispersive soil	means soil or sediment with an exchangeable sodium percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report prepared by a suitably qualified person in accordance with Hardie, M. (2009): <i>Dispersive Soils and their Management: Technical Reference Manual</i> and DPIW (2009), <i>Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers</i> that details: (a) the dispersive potential of soils in the vicinity of the proposed development;

	(b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; and (d) proposed management measures to reduce risk to an acceptable level if necessary.

HUO-S5.5 Use Table

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

HUO-S5.6 Use Standards

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

HUO-S5.7 Development Standards for Buildings and Works

HUO-S5.7.1 Development on Potential Dispersive Soils

This clause is in addition to Residential Zone – clause 8.4 Development Standards for Dwellings, Residential Zone – clause 8.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Landscape Conservation Zone - clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

Objective	That <u>development</u> with the potential to disturb <u>dispersive soil</u> is appropriately located or managed: (a) to minimise the potential to cause erosion; and (b) so that risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
A1 Building and works must be for: (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m²; or (c) forestry operations in accordance with a certified Forest Practices Plan.	P1 Building and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and

	(f) the advice contained in a dispersive soil management plan.

HUO-S5.8 Development Standards for Subdivision

HUO-S5.8.1 Subdivision on Potential Dispersive Soils

This clause is in addition to Residential Zone – clause 8.6 Development Standards for Subdivision, Rural Living Zone – clause 11.5 Development Standards for Subdivision, Rural – clause 11.5 Development Standards for Subdivision, Agriculture Zone – clause 21.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, Environmental Management Zone – clause 23.5 Development Standards for Subdivision, Utilities Zone – clause 26.5 Development Standards for Subdivision.

Objective	That <u>subdivision</u> within and area of potentially <u>dispersive soil</u> minimises the potential for development to cause: (a) erosion; and (b) risk to property and the environment.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Each lot, or a lot proposed in a plan of subdivision must minimise the risks associated with dispersive soil to property and the environment, having regard to: (a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.

HUO-S5.9 Tables

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

HUO-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
HUO-10.3	3494 Huon Highway, Franklin	170363/2	Additional Discretionary Use Classes for this site are: a) Resource Development with the following qualification: ‘If for agriculture’; b) Tourist Operation; and c) Vehicle Parking.	Low Density Residential Zone – clause 10.2 Use Table
HUO-10.4	3300 Huon Highway, Franklin	169799/1	An additional Discretionary Use Class for this site is: Resource Processing with the following qualification: ‘Only if for the treating, processing and packing of produce (plant resources) from the area, for a brewery, cidery, distillery, winery, or similar, located not less than 100m from the Huon Highway frontage.’	Low Density Residential Zone – clause 10.2 Use Table
HUO-14.4	43 Mary Street, Cygnet	174298/0	An additional Permitted Use Class for this site is: Manufacturing and Processing with the following qualification: ‘Only for addition or alteration to existing glass manufacturing.’	Local Business Zone – clause 14.2 Use Table
HUO-19.1	85 Whale Point Road, and Whale Point Road, Port Huon	Land at Whale Point Road, Port Huon contained within 142071/3 and 142071/4; and land, including any accretion to the sea, adjoining the Huon River identified as HUO-19.1 on the Site Specific Qualifications Map.	An additional Discretionary Use Class for this site is: Resource Development with the following qualification: ‘Only for aquaculture or a marine farming shore facility’.	General Industrial Zone – clause 19.2 Use Table
HUO-21.1	20, 37 and Lot 2 Rookwood Road, Ranelagh	169912/2 154871/2 45028/1	An additional Permitted Use Class for this site is:	Agriculture Zone – clause 21.2 Use Table

			Resource Processing	
HUO-22.1	1118 Nicholls Rivulet Road, Nicholls Rivulet	143492/1	An additional Discretionary Use Class for this site is: Education and occasional care with the following qualification: 'Only if for a childcare centre, kindergarten, primary school, and/or secondary school.'	Landscape Conservation Zone – clause 22.2 Use Table
HUO-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ¹	Not applicable.	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be undertaken in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i> .	Environmental Management Zone – Clause 23.2

¹ Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

HUO-Code Lists

HUO-Table C3.1 Other Major Roads

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

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HUO-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HUO-C6.1.1	N/A	Huonville	138 Glen Road	N/A	138685/1	Refer to attached datasheet – HUO-C6.1.1.
HUO-C6.1.2	N/A	Franklin	12 Jacksons Road	N/A	251619/1	Refer to attached datasheet – HUO-C6.1.2.
HUO-C6.1.3	N/A	Glen Huon	672 Glen Huon Road	'Valleyfield House'	141089/1	Refer to attached datasheet – HUO-C6.1.3.
HUO-C6.1.4	N/A	Brooks Bay	352,354,364,368, 376 and adjoining Crown land.Esperance Coast Road	'The Settlement'	52146/7, 52146/8, 157639/2, 141531/1, 38182/1, 157639/4, 52146/3	Refer to attached datasheet – HUO-C6.1.4.
HUO-C6.1.5	N/A	Dover	6626 Huon Highway	N/A	162218/1	Refer to attached datasheet – HUO-C6.1.5.
HUO-C6.1.6	N/A	Dover	Hope Island	N/A	Authority Land, Parks and Wildlife Service, Crown Land.	Refer to attached datasheet – HUO-C6.1.6.
HUO-C6.1.7	N/A	Dover	6963 Huon Highway	N/A	7691/2	Refer to attached datasheet – HUO-C6.1.7.
HUO-C6.1.8	N/A	Geeveston	5093 Huon Highway	N/A	139166/1	Refer to attached datasheet – HUO-C6.1.8.
HUO-C6.1.9	N/A	Geeveston	68 O'Halloran's Road,	N/A	152992/3	Refer to attached datasheet – HUO-C6.1.9.
HUO-C6.1.10	N/A	Geeveston	13 Church Street	N/A	34294/1	Refer to attached datasheet – HUO-C6.1.10.
HUO-C6.1.11	N/A	Geeveston	105 Fourfoot Road	N/A	114235/1	Refer to attached datasheet – HUO-C6.1.11.
HUO-C6.1.12	N/A	Waterloo	Land adjacent to 5528 Huon Highway	N/A	115970/1	Refer to attached datasheet – HUO-C6.1.12.

Tasmanian Heritage Register						
Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HUO-C6.1.13	3463	Brooks Bay	376 Esperance Coast Road	House	52146/8	See Tasmanian Heritage Register datasheet.
HUO-C6.1.14	3464	Castle Forbes Bay	65 Fleurtys Road	House	118120/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.15	3466	Cygnets	22-24 George Street	St Mark's Church and Rectory and Cemetery	247133/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.16	3468	Cygnets	18 George Street	Former School – Play Group Centre	106267/4	See Tasmanian Heritage Register datasheet.
HUO-C6.1.17	3469	Cygnets	77 Mary Street	Cygnets Hotel	236698/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.18	3470	Cygnets	20 Mary Street	Former ANZ Bank	155816/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.19	3472	Cygnets	2 Mary Street	Commercial Hotel	163869/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.20	3474	Dover	23 Kent Beach Road	House (Rodman)	10586/10	See Tasmanian Heritage Register datasheet.
HUO-C6.1.21	3476	Dover	6986 Huon Highway	Congregational Church & Cemetery	157632/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.22	3478	Dover	Huon Highway	Rammed Earth Kiln	DPIPWE (Crown Land Services)	See Tasmanian Heritage Register datasheet.
HUO-C6.1.23	3481	Franklin	3408 Huon Highway	Former Uniting Church and Hall	53383/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.24	3482	Franklin	171 Braeside Road	House	127986/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.25	3483	Franklin	7 Church Street	House	226414/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.26	3484	Franklin	9 Church Street	House	228576/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.27	3485	Franklin	3049 Huon Highway	House	132789/1	See Tasmanian Heritage Register datasheet.

HUO-C6.1.28	3486	Franklin	3082 Huon Highway	House	29290/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.29	3487	Franklin	3128 Huon Highway	House (Hanson)	53450/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.30	3488	Franklin	3501 Huon Highway	House	N/A Crown Land Services	See Tasmanian Heritage Register datasheet.
HUO-C6.1.31	3489	Franklin	3464 Huon Highway	St Mary's Convent and School	165818/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.32	3490	Franklin	3462 Huon Highway	St Mary's Church	165818/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.33	3491	Franklin	3460 Huon Highway	St Mary's Presbytery	165818/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.34	3492	Franklin	3456 Huon Highway	House (Roberts)	100277/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.35	3493	Franklin	3448 Huon Highway	Franklin Lodge	64134/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.36	3494	Franklin	3445 Huon Highway	Hall	137405/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.37	3495	Franklin	3440 Huon Highway	Franklin Tavern	106137/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.38	3496	Franklin	3434A Huon Highway	House	155949/0	See Tasmanian Heritage Register datasheet.
HUO-C6.1.39	3497	Franklin	3430 Huon Highway	(Salmon A and H)	230696/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.40	3498	Franklin	3396 Huon Highway	Commercial Retail (Crowe)	47981/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.41	3499	Franklin	3388 Huon Highway	Former Palais Theatre	31223/1 27/834	See Tasmanian Heritage Register datasheet.
HUO-C6.1.42	3500	Franklin	3376 Huon Highway	House	142130/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.43	3501	Franklin	3368 Huon Highway	House	199764/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.44	3502	Franklin	3358 Huon Highway	House	16134/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.45	3503	Franklin	3351 Huon Highway	House	140221/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.46	3510	Franklin	3336 Huon Highway	House (Ingham)	24384/1	See Tasmanian Heritage Register datasheet.

HUO-C6.1.47	3511	Franklin	3582 Huon Highway	House	148602/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.48	3512	Franklin	1-11 Kay Street	House	100843/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.49	3513	Franklin	3686 Huon Highway	House	147384/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.50	3514	Franklin	3826 Huon Highway	House	172879/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.51	3515	Franklin	3334 Huon Highway	House	53837/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.52	3516	Franklin	3328 Huon Highway	St Johns Anglican Church Hall	173592/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.53	3517	Franklin	3344 Huon Highway	Former Bank - Bowmont Centre	144487/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.54	3518	Franklin	3326 Huon Highway	St Johns Anglican Church	173593/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.55	3519	Franklin	41 Jacksons Road	House	223303/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.56	3521	Franklin	234 Jacksons Road	House	10991/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.57	3522	Franklin	97 Old Road	House	20970/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.58	3523	Franklin	48 Old Road	House	137432/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.59	3524	Franklin	224Swamp Road	House	116411/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.60	3525	Franklin	1 Swamp Road	House	6332/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.61	3526	Franklin	7 Temperance Lane	House	61996/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.62	3527	Franklin	26 Temperance Lane	House	9290/5	See Tasmanian Heritage Register datasheet.
HUO-C6.1.63	3528	Franklin	24 Temperance Lane	House	31694/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.64	3529	Franklin	4 Walpole Lane	Hollywood House	138898/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.65	3530	Garden Island Creek	6066 Channel Highway	Garden Island Creek School	213257/1	See Tasmanian Heritage Register datasheet.

HUO-C6.1.66	3532	Geeveston	4886 Huon Highway	Congregational Church	149122/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.67	3533	Port Huon	44 Doodys Hill Road	Stonehaven	5208/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.68	3535	Geeveston	2 School Road	Cambridge House	44361/4	See Tasmanian Heritage Register datasheet.
HUO-C6.1.69	3536	Geeveston	4841 Huon Highway	Hillcrest	90843/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.70	3538	Port Huon	34 Percy Street	House	145872/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.71	3541	Glen Huon	846 Glen Huon Road	House	17369/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.72	3543	Glen Huon	794 Glen Huon Road	Uniting Church & Cemetery	44/6984	See Tasmanian Heritage Register datasheet.
HUO-C6.1.73	3543	Glen Huon	794 Glen Huon Road	Uniting Church & Cemetery	164794/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.74	3545	Glen Huon	98 Watsons Road	House	8256/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.75	3546	Grove	35 Mountain River Road	Wincanton	172952/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.76	3547	Grove	130 Crabtree Road	Crabtree House	156461/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.77	3548	Grove	2013 Huon Highway	Grove House (Riversdale)	114914/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.78	3549	Crabtree	233 Crabtree Road	House	26770/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.79	3550	Grove	83 Mountain River Road	House	74686/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.80	3551	Mountain River	240 Mountain River Road	Mayfield	30152/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.81	3552	Mountain River	19 Sawyers Creek Road	Hope Valley Farm	22131/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.82	3554	Huonville	2717 Huon Highway	House (Ewins)	6192/7	See Tasmanian Heritage Register datasheet.
HUO-C6.1.83	3555	Huonville	38 Coolstore Road	House (Heron)	239726/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.84	3556	Huonville	11 The Esplanade	House	65876/6	See Tasmanian Heritage Register datasheet.

HUO-C6.1.85	3557	Huonville	133 Flood Road	Ferry Inn	147063/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.86	3559	Huonville	40-72 Wilmot Road	War Memorial	126804/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.87	3560	Huonville	2-4 Short Street	Huon Manor	31882/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.88	3561	Huonville	172 Main Street	House	11396/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.89	3562	Huonville	155 Main Street	House	19071/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.90	3564	Huonville	102 Main Street	House	7980/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.91	3564	Huonville	104 Main Street	House	7980/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.92	3565	Huonville	40 Main Street	Huon Municipal Chambers	153362/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.93	3566	Huonville	21 Dowlings Road	Four Winds	23827/15	See Tasmanian Heritage Register datasheet.
HUO-C6.1.94	3567	Huonville	3 Shield Street	House	9049/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.95	3568	Huonville	59 Wilmot Road	Inlet Farm	131997/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.96	3569	Lune River	236 Lune River Road	House	226859/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.97	3571	Grove	2090 Huon Highway	House	47365/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.98	3572	Lower Longley	1465 Huon Highway	N/A	100084/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.99	3573	Lower Longley	1536 Huon Highway	House	244712/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.100	3574	Lucaston	360 Bakers Creek Road	House	56504/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.101	3575	Lucaston	54 Lucaston Road	Valley Farm	38/5876	See Tasmanian Heritage Register datasheet.
HUO-C6.1.102	3577	Lune River	175 Lune River Road	Cottage	123372/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.103	3578	Lymington	511 Lymington Road	House	229339/1	See Tasmanian Heritage Register datasheet.

HUO-C6.1.104	3579	Maatsuyker Island	N/A	Maatsuyker Light Station (including Lighthouse and Keeper's Houses)	47862/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.105	3580	Nicholls Rivulet	5 Cross Road	Former Methodist Church	231995/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.106	3581	Pelverata	1305 Pelverata Road	House	137623/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.107	3582	Police Point	232 Police Point Road	Glenfiddich	139381/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.108	3583	Port Huon	4208 Huon Highway	House	26691/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.109	3584	Port Huon	4308 Huon Highway	Honeywood	16962/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.110	3586	Ranelagh	51 Agnes Street	Amesbury	136676/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.111	3588	Ranelagh	150 Lollara Road	House	154113/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.112	3589	Ranelagh	2 Louisa Street	Clifton	165868/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.113	3590	Ranelagh	1 Louisa Street	St James Anglican Church	164517/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.114	3591	Ranelagh	1 Louisa Street	St James Anglican Church Hall and Cemetery	164517/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.115	3592	Ranelagh	72 Helen Street	House	161313/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.116	3593	Ranelagh	209 Lollara Road	Avondale	142944/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.117	3594	Southport	8848 Huon Highway	The Big House	127736/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.118	3595	Southport	Southport Bluff	George III Shipwreck Monument	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.
HUO-C6.1.119	3596	Southport	12 Roaring Beach Road	Burying Ground Point	168947/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.120	3596	Southport	Roaring Beach Road	Burying Ground Point	PID 5270608	See Tasmanian Heritage Register datasheet.

HUO-C6.1.121	3600	Petcheys Bay	414 Cygnet Coast Road	House	156360/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.122	3602	Huonville	8961 Channel Highway	House	128195/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.123	6647	Brooks Bay	368 Esperance Coast Road	House	52146/7	See Tasmanian Heritage Register datasheet.
HUO-C6.1.124	7104	Dover	Lot 1 Chapman Avenue	Dover School	160861/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.125	7146	Geeveston	40 Fourfoot Road	Hemmerton	156458/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.126	7147	Port Huon	4436 Huon Highway	Hartz View	76571/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.127	7153	Franklin	3400 Huon Hwy	Former Bank	140413/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.128	7154	Geeveston	15 Church Street	Council Chambers Building	114648/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.129	7154	Geeveston	15 Church Street	Council Chambers Building	105111/7	See Tasmanian Heritage Register datasheet.
HUO-C6.1.130	7154	Geeveston	15 Church Street	Council Chambers Building	137358/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.131	7155	Dover	6965 Huon Highway	Shop	46969/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.132	7156	Cygnet	14 Mary Street	Former Public Buildings - Cygnet	249559/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.133	7965	Geeveston	71 Cemetery Road	Congregational Cemetery	113708/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.134	8215	Ida Bay	328 Lune River Road	Ida Bay Railway	238040/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.135	8225	Dover	19 Chapman Avenue	St Mary's Church of Our Hope	36439/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.136	8227	Cygnet	16 Charlton Street	Burton's Factory Site	225355/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.137	8747	Cradoc	8241 Channel Highway	Hall	154013/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.138	8770	Recherche Bay	Cockle Creek Road	Cockle Creek Cemetery	52/2057	See Tasmanian Heritage Register datasheet.
HUO-C6.1.139	9945	Cygnet	158 Guys Road	N/A	17577/3	See Tasmanian Heritage Register datasheet.

HUO-C6.1.140	9947	Recherche Bay	Cockle Creek Road	Rose and Walter Adam's Cottage	238289/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.141	10205	Southport	42 Kingfish Beach Road	Southport Probation Station	82620/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.142	10210	Southport	46 Kingfish Beach Road	Southport Probation Station	151179/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.143	10225	Lymington	11 Nichols Road	Lymington Probation Station	145168/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.144	10227	Lymington	Nichols Road	Lymington Probation Station	PID 7767327 DPIPWE Crown Land Services	See Tasmanian Heritage Register datasheet.
HUO-C6.1.145	10228	Lymington	Nichols Road (and road verge)	Lymington Probation Station	DPIPWE (Crown Land Services)	See Tasmanian Heritage Register datasheet.
HUO-C6.1.146	10237	Huon Island		Huon Island - Parcel 1	7102/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.147	10238	Huon Island		Huon Island Probation Out-Station (parcel 2 of 4)	7102/4 7102/17 7102/18	See Tasmanian Heritage Register datasheet.
HUO-C6.1.148	10239	Huon Island		Huon Island Probation Out-Station (parcel 3 of 4)	7102/5 7102/6 7102/7 7102/8 7102/9 7102/10 7102/11 7102/12 7102/13 7102/14 7102/15 7102/16	See Tasmanian Heritage Register datasheet.
HUO-C6.1.149	10297	Franklin	3520 Huon Highway	Windsor Farm	139034/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.150	10422	Mt La Perouse	Southwest National Park	Sprent's Cairn	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.
HUO-C6.1.151	10529	Huon Island		10529 Huon Island Probation Out-Station (parcel 4 of 4) & c.1890 Stockman's Cottage	7102/19	See Tasmanian Heritage Register datasheet.
HUO-C6.1.152	10683	Recherche Bay		North East Peninsula Recherche Bay Heritage Area	203411/1	See Tasmanian Heritage Register datasheet.

HUO-C6.1.153	10683	Southport Lagoon	Leprena Track	North East Peninsula Recherche Bay Heritage Area	203443/6	See Tasmanian Heritage Register datasheet.
HUO-C6.1.154	10683	Southport Lagoon	Leprena Track	North East Peninsula Recherche Bay Heritage Area	120138/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.155	10683	Southport Lagoon	Leprena Track	North East Peninsula Recherche Bay Heritage Area	137404/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.156	10736	Cygnets	5 Garthfield Avenue	Former Apple Packing Shed	35308/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.157	10949	Gardners Bay	'Hartzview Vineyard' - 70 Dillons Road	Hartzview Pickers' Hut Complex	241167/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.158	10949	Gardners Bay	'Hartzview Vineyard' - 70 Dillons Rd	Hartzview Pickers' Hut Complex	13972/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.159	10949	Gardners Bay	'Hartzview Vineyard' - 70 Dillons Road	Hartzview Pickers' Hut Complex	13972/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.160	10975	Melaleuca	Southwest Conservation Area	Melaleuca, Southwest Conservation Area	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.
HUO-C6.1.161	11017	Recherche Bay	Cockle Creek Road	Ramsgate Whaling and Settlement Sites	144134/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.162	11018	Recherche Bay	Cockle Creek Road	d'Entrecasteau x Expedition Sites	17/3879	See Tasmanian Heritage Register datasheet.
HUO-C6.1.163	11018	Recherche Bay	Cockle Creek Road	d'Entrecasteau x Expedition Sites	138191/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.164	11018	Recherche Bay	725 Cockle Creek Road	d'Entrecasteau x Expedition Sites	138180/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.165	11018	Recherche Bay	Cockle Creek Road	d'Entrecasteau x Expedition Sites	138925/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.166	11018	Recherche	'Rocklynn' - 952 Cockle Creek Road	d'Entrecasteau x Expedition Sites	241272/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.167	11018	Recherche	Cockle Creek Road	d'Entrecasteau x Expedition Sites	242149/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.168	11018	Recherche	Cockle Creek Road	d'Entrecasteau x Expedition Sites	30992/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.169	11018	Recherche	Cockle Creek Road	d'Entrecasteau x Expedition Sites	12059/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.170	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	203411/1	See Tasmanian Heritage Register datasheet.

HUO-C6.1.171	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	203691/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.172	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	203443/6	See Tasmanian Heritage Register datasheet.
HUO-C6.1.173	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	120138/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.174	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	137404/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.175	11352	Egg Islands	'South Egg Island'	Egg Island Navigation Canal	122492/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.176	11352	Egg Islands		Egg Island Navigation Canal	53/5102	See Tasmanian Heritage Register datasheet.
HUO-C6.1.177	11352	Egg Islands		Egg Island Navigation Canal	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.
HUO-C6.1.178	11949	Cygnets	25 Mary Street	St James' Church and College	167414/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.179	11949	Cygnets	25 Mary Street	St James' Church and College	N/A	See Tasmanian Heritage Register datasheet.
HUO-C6.1.180	11968	Southport	Cathkit Street	District Constables Quarters, Trooper Point	N/A	See Tasmanian Heritage Register datasheet.

HUO-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
This table is not used in this Local Provisions Schedule.			

HUO-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.			

HUO-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.				

HUO-Table C6.5 Significant Trees

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

HUO-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
HUO-C8.1.1	Mountain River	The Mountain River Scenic Protection Area is in two parts, just outside Wellington Park. Both sections are on the slopes of Buzzietop. The Scenic Protection Areas occur to the west of the river, generally above the 250m contour and extending to a maximum elevation of 530m.	(a) Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley. (b) The areas contain predominantly eucalypt forest with some cleared agricultural land in the larger area. (c) The eucalypt forest on the steep slopes contributes to the apparent naturalness and remoteness of the Scenic Protection Area. (d) The Mountain River Trail passes through the smaller Scenic Protection Area on its way between Mountain River Road and Wellington Park. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines and ridgelines free of visible development and works; (c) To locate development and works to not be visible from prominent view lines from roads and public places; and (d) To reduce the visual contrast between

			visitor destinations to the South. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	buildings and works and the natural bushland.
HUO-C8.1.2	Crabtree 1 (north-east of Crabtree Rivulet)	Crabtree Scenic Protection Area 1 is located about 600m to the north east of Crabtree Road, and is adjacent to Wellington Park which is located to the north. This area is located on the lower slopes of Buzzietop, above the 250m contour and extends to a maximum elevation of 530m on its eastern boundary.	(a) Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley. (b) The area is predominantly eucalypt forest with small areas of cleared land. (c) The eucalypt forest on the steep slopes, extending from Wellington Park, contributes to the naturalness and remoteness of the Scenic Protection Area. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.3	Crabtree 2 (Blue Hill)	The Crabtree 2 (Blue Hill) Scenic Protection Area is located approximately 450m to the south west of Crabtree Road, on the slopes of Blue Hill, which is between Crabtree Rivulet and Bakers Creek. The area is located above the 350m contour and extends	(a) Blue Hill has a summit elevation of 802m. (b) The area is predominantly forested- with a couple of small cleared areas. (c) The eucalypt forest on the ridgeline/skyline and steep slopes contributes to the naturalness and remoteness of the Scenic Protection Area. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible

		to the summit of Blue Hill.	and snow-capped hills and mountains.	development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.4	Crabtree 3 (Crouchs Hill)	The Crabtree 3 (Crouchs Hill) Scenic Protection Area is located about 450m to the south west of Crabtree Road and to the south east of Mount Ruddy. It is located above the 250m contour and extends over the summit of Crouchs Hill and up to 430m in elevation up the slopes of Mount Ruddy.	(a) Crouchs Hill has a summit elevation of 352m and Mount Ruddy has an elevation of 440m. (b) Crouchs Hill is a prominent landscape feature in the upper Huon Valley. (c) It is predominantly forested with some cleared land on ridge lines and the summit of Crouchs Hill. (d) The eucalypt forest on the ridgelines and skyline and steep slopes contributes to the naturalness of the Scenic Protection Area. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.5	Ranelagh (Waller's Hill and Newbons Hill)	The Ranelagh (Waller's Hill and Newbons Hill) Scenic Protection Area is between Bakers Creek Road, Lucaston and Browns Road Ranelagh. It is located immediately to the east of Mount Misery, starting just below the summit of	(a) Newbons Hill has a summit elevation of 490m elevation, and Waller's Hill has a summit elevation of 282m. (b) Mount Misery has a summit elevation 697m. (c) The size, rugged topography and extensive forest contributes to the naturalness and remoteness of the Scenic Protection Area.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of

		Newbons Hill and running down-hill to the east and south to Wallers Hill, down to the 200m contour.	(d) The area is predominantly eucalypt forest with some agricultural land cleared on the ridge top accessible from Victoria Road. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland
HUO-C8.1.6	Grove (Basin Hill)	The Grove (Basin Hill) Scenic Protection Area is south east of Grove. It covers much of Basin Hill, which dominates the landscape east of the highway, at the entry to the valley. The Scenic Protection Area is located above the 200m or 250m contour and extends to the summit of Basin Hill. The area is on the lower slopes of Herringback, which extends up to 748m. The area is located approximately 1km to the south of the Huon Highway.	(a) Basin Hill has a summit elevation of 503m. (b) The eucalypt forest, very steep slopes and continuation of the undisturbed forest up to the Herringback above, contributes to the naturalness and remoteness of the Scenic Protection Area. (c) The area is covered with eucalypt forest with a cleared linear easement underneath high-voltage powerlines. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.7	Grove (Paradise Hill)	The Grove (Paradise Hill) Scenic Protection Area is located over the unnamed ridge to	(a) Paradise Hill has a summit elevation of 361m. (b) The eucalypt forest on the slopes contributes to the	(a) To maintain native vegetation as the dominant landscape

		the north west of Paradise Hill. The area is located above the 150m contour and extends to the 280m contour. It is located approximately 500m to the south east of the Huon Highway.	naturalness of the Scenic Protection Area. (c) The area is predominantly forested with some cleared agricultural land on ridgetops. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.8	Huonville (Paradise Hill)	The Huonville (Paradise Hill) Scenic Protection Area is located on the lower western and southern slopes of Paradise Hill (summit elevation 361m). The area is located above the 150m contour and extends to the 320m contour.	(a) Paradise Hill has a summit elevation of 361m. (b) The area is a forested area, sitting in front of a much higher forested ridge. (c) The eucalypt forest within the area and the continuation of forested slopes up to the high ridge behind, contributes to the naturalness of the Scenic Protection Area. (d) The Huon River is a significant viewing point for visitors and locals, and Paradise Hill can be seen from the Huon River. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.

HUO-C8.1.9	Huonville (Shorts Hill)	The Huonville (Shorts Hill) Scenic Protection Area is located on the western slopes of Shorts Hill (summit elevation 573m). The area is located above the 100m contour and extends to the 500m contour. It is located approximately 300m to the east of the Channel Highway and 1km to the east the Huon Highway.	(a) Shorts Hill has a summit elevation of 573m. (b) The area is predominantly forested with some cleared land on ridges. (c) The eucalypt forest, steep slopes and high elevation contribute to the naturalness and remoteness of the Scenic Protection Area. (d) The Huon River is a significant viewing point for visitors and locals, and Shorts Hill can be seen from the Huon River. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (g) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.10	Woodstock (Woodstock Hill)	The Woodstock (Woodstock Hill) Scenic Protection Area covers all of Woodstock Hill, above the 150 m contour up to the summit at 356m. The area is 600m to the east of the Channel Highway and 2km east of the Huon Highway, across the Huon River.	(a) The forested slopes and the setting of the area; surrounded by larger forested hills, contributes to the naturalness and remoteness of this Scenic Protection Area. (b) The area is predominantly forested, but includes some cleared land, particularly on the eastern side. (c) The Huon River and Franklin Foreshore are significant viewing points for visitors and locals, with	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible

			the rowing course and sports ground also attracting large numbers of participants and spectators. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as the municipal area of Kingborough. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.11	Cradoc/Cygnet (Balfes Hill)	The Cradoc/ Cygnet (Balfes Hill) Scenic Protection Area covers Balfes Hill, from the 150m contour up to the summit at 269m. It is about 400m east of the Channel Highway between Cradoc and Cygnet. It is 4.5km east of the Huon Highway at Castle Forbes Bay, on the other side of the Huon River.	(a) The eucalypt forest, steep slopes and backdrop of higher hills to the east and north contribute to the naturalness and remoteness of the Scenic Protection Area. (b) The area is predominantly forested with some cleared areas. (c) The Huon River is a significant viewing point for visitors and locals and the area is visible from the river. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as to the municipal area of Kingborough.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.

			(f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	
HUO-C8.1.12	Wattle Grove/Lower Wattle Grove	The Wattle Grove/ Lower Wattle Grove Scenic Protection Area is located on the western slopes of Silver Hill and Coads Hill, between Silver Hill Road and Wattle Grove Road. The area is between the 90m contour and the summit of Coads Hill, and extends up to the 190m contour on Silver Hill. The area is a minimum of 350m east of Cygnet Coast Road and 2km east of the Huon Highway, on the other side of the Huon River.	(a) Coads Hill has an elevation of 308m, and Silver Hill has a summit elevation of 285m. (b) The area is predominantly forested. (c) The relatively undisturbed eucalypt forest on the slopes contributes to the naturalness of this Scenic Protection Area. (d) The Huon River acts as a significant viewing point for visitors and locals. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (g) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.13	Petcheys Bay (Mount Windsor to Black Jack Ridge)	The Petcheys Bay (Mount Windsor to Black Jack Ridge) Scenic Protection Area extends from the summit of Mount Windsor, south and east to the slopes of Black Jack Ridge, down to the 150m contour. The area is 500m north east of Cygnet Coast Road at its closest points is 3.5km east of the Huon Highway, on	(a) Mount Windsor has a summit elevation of 384m, (b) The area incorporates most of the forested land on the ridges, with only minor clearing and road development within its boundaries. (c) The relatively undisturbed eucalypt forest on the slopes contributes to the naturalness of this Scenic Protection Area. (d) The Huon Highway is a State managed highway, which is promoted as part of	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and

		the other side of the Huon River.	the Huon Trail connecting Hobart with visitor destinations to the South. (e) The area is viewed from the Huon River, which is a significant viewing point for visitors and locals. Black Jack Ridge can also be viewed from Port Cygnet. (f) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (g) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.14	Lymington (Langdons Hill)	The Lymington (Langdons Hill) Scenic Protection Area runs from the summit of Langdons Hill, elevation 226m, down to the 50m contour, immediately north of Lymington. The area is approximately 350m north west of Cygnet Coast Road.	(a) The relatively undisturbed eucalypt forest on the steep slopes contributes to the naturalness of this Scenic Protection Area. (b) The area is predominantly forested with one area of cleared agricultural land in the north east corner. (c) The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (d) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.15	Deep Bay/ Gardners Bay (Thomas Hill)	Deep Bay/Gardners Bay (Thomas Hill) Scenic Protection Area overlays Thomas Hill, and two unnamed ridges to the north, running	(a) Thomas Hill has a summit elevation of 224m. (b) The area is predominantly undisturbed forest with some cleared land on the northern side and some track development.	(a) To maintain native vegetation as the dominant landscape element when viewed from

		down to the 100m contour. The area is located approximately 400m east of the Channel Highway.	(c) The unbroken eucalypt forest on the ridges, and the large forested area of Mt Cygnet behind, contribute to the naturalness and remoteness of the Scenic Protection Area. (d) Thomas Hill can be viewed from Port Cygnet, which is a significant viewing point for visitors and locals. (e) The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as the municipal area of Kingborough. (f) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (g) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.16	Glen Huon/Huonville (Cannells Hill)	The Glen Huon/Huonville (Cannells Hill) Scenic Protection Area is located on the northern and eastern slopes of Cannells Hill, above the 150m contour up to a maximum elevation of 410m. The area is west of Scenic Hill Road. The area is 560m west of the Huon Highway at its closest point, near the Huonville Bridge. The area is 800m west of the Channel Highway at its closest point, on the other side of the Huon River.	(a) Cannells Hill has a summit elevation of 442m. (b) The size, height and steepness of Cannells Hill contributes to the naturalness of this Scenic Protection Area. (c) The Huon River is a significant viewing point for visitors and locals, and Cannells Hill can be seen from the Huon River. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as the municipal area of Kingborough.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.

			(f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	
HUO-C8.1.17	Franklin (Lower slopes of Mansfields Hill)	The Franklin (lower slopes of Mansfields Hill) Scenic Protection Area is located to the west of Franklin, on the eastern slopes below Mansfields Hill. The area is located above the 150m contour and extends up to 350m. The area is a minimum of 450m west of the Huon Highway at Franklin. It is 2km west of the Channel Highway, on the other side of the Huon River.	(a) Mansfields Hill has a summit elevation of 516m. (b) The area is a mix of forested and cleared land including a cleared powerline easement. (c) The Huon River is a significant viewing point for visitors and locals, with the rowing course and sports ground attracting large numbers of participants and spectators. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.18	Port Huon (Hynes Hill and Doodys Hill)	The Port Huon (Hynes Hill and Doodys Hill) Scenic Protection Area is located to the north west of Port Huon, on the south eastern slopes of Hynes Hill. It also includes the summit, and goes down to the 150m contour. The area is about 600m to the west and north of the	(a) Hynes Hill and Doodys Hill have a summit elevation of 360m. (b) The area has patches of native forest between cleared paddocks and roads. A high-voltage powerline easement runs through the area. (c) The areas of eucalypt forest on the steep slopes, and the dominance of these hills on the skyline as viewed from nearby towns, contributes to the	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible

		Huon Highway at its closest point.	scenic value of the Scenic Protection Area. (d) The area is viewed from the Huon River, which is a significant viewing point for visitors and locals. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (g) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.19	Geeveston North	The Geeveston North Scenic Protection Area is a small area to the north of Geeveston, on an unnamed hill on the lower southern slopes of Doodys Hill. The area is located between the 20 and 110m contours. The area is located approximately 100m north of Arve Road and 200m north west of the Huon Highway.	(a) Doodys Hill has a summit elevation of 360m. (b) The area is mostly eucalypt forest with two cleared areas and a road. (c) . (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.20	Geeveston South	The Geeveston South Scenic Protection Area covers an unnamed hill between the 40m and 120m contours,	(a) Ashlin Hill has a summit elevation of 280m. (b) The eucalypt forest contributes to the	(a) To maintain native vegetation as the dominant landscape element when

		on the lower north western slopes of Ashlin Hill. The area is located approximately 220m to the east of the Huon Highway.	naturalness of the Scenic Protection Area. (c) The area is predominantly forested with a cleared area around a TasWater tank and access road. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The scenic values are often enhanced by dramatic weather conditions including storms and fog.	viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.21	Port Huon (Whale Point Hill)	The Port Huon (Whale Point Hill) Scenic Protection Area is in two parts, to the south of Port Huon, on the upper slopes of Whale Point Hill, from the 150m contour up to the summit which has an elevation of over 230m, and over the nearby unnamed hill top to the south west. The area is approximately 420m north east of the Huon Highway and 2km west of Cygnet Coast Road, on the other side of the Huon River.	(a) The area is mostly cleared land with scattered paddock trees, with eucalypt forest on the south east-facing slopes. (b) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (c) The area is visible from the Huon River, which is a significant viewing point for visitors and locals. (d) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.22	Dover East (Reeves Hill)	The Dover East (Reeves Hill) Scenic Protection Area is north and east of Dover, on the upper slopes of Reeves Hill. It covers the summit and extends down as low as the 150m contour.	(a) Reeves Hill has a summit elevation of 328m. (b) The area is predominantly forested, with two areas of cleared land and some partially cleared forest at the summit. (c) The extensive area of relatively undisturbed forest contributes to the	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines,

		The area is approximately 750m north east of the Huon Highway.	naturalness of the Scenic Protection Area. (d) The area is viewed from Port Esperance, which is a significant viewing point for visitors and locals. (e) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (f) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.
HUO-C8.1.23	Dover West	The Dover West Scenic Protection Area is north west of Dover, on the slopes of an unnamed hill south of Wallaby Flat. The area is located above the 150m contour and extends up to the summit of the hill, at 250m. The area is approximately 400m west of the Huon Highway.	(a) The area has regrowth forest and cleared paddocks on the lower slopes and is cleared around the top of the hill, with large areas of Private Timber Reserve. (b) The area is viewed from Port Esperance, which is a significant viewing point for visitors and locals. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places; (b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and (c) To reduce the visual contrast between development and works and the natural bushland.

HUO-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
HUO-C8.2.1	<i>Huon Highway: Lower Longley to Grove (northern section)</i> The Northern Gateway into the Huon Valley. The road corridor winds through the vegetated hills (Crawfords Hill and Bullock Hill) of Lower Longley and then at Grove the road descends into the valley which is characterised by productive agricultural land. <i>Huon Highway: Grove to Huonville (southern section)</i> The road corridor extends through a mixture of pasture, and orchards within a relatively narrow strip of land between the Huon Highway and Mountain River to the north west and vegetated hills (Paradise Hill, Basin Hill) to the south east of the highway.	<i>Huon Highway</i> (a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (b) An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville. (c) The descent from Lower Longley down into Grove is the gateway to the Huon Valley and contributes significantly to the scenic values of Southern Tasmania. (d) The scenic value of this area is often enhanced by dramatic weather patterns including fog in the valley and snow-capped hills and mountains. (e) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents. <i>Huon Highway, Lower Longley to Grove (northern section)</i> (a) In the northern section, the native vegetation within the road corridor and beyond, interspersed with rural residential properties, provides diversity in views to	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features; such as Sleeping Beauty;; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		the traveller, and is important in creating a transition in character to the agricultural/rural landscapes to the south. (i) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. <i>Huon Highway, Grove to Huonville (southern section)</i> (a) In the southern section, there are agricultural/rural landscapes with a mixture of orchards and open, rural grazing land with gentle undulations in the topography in the valley. (b) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (c) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (d) Views from the Scenic Road Corridor include the historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground;	

		(e) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (f) The strong contrast between the developed foreground along the valley floor and the background of the surrounding vegetated hill-faces contributes to the scenic value.	
HUO-C8.2.2	<i>Huon Highway: Huonville to Franklin</i> The road corridor extends through a mixture of pasture and orchards to the west, and has a relatively narrow strip of land between the Huon Highway and the Huon River to the east.	(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (b) An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville. (c) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (d) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (e) Views from the Scenic Road Corridor include: (i) the Huon River and flood plains in the foreground; (ii) the Egg Islands, which contribute to the natural aesthetic appeal of the Scenic Road Corridor.	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features; such as the Wellington Range (Sleeping Beauty), and the Huon River; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; and (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		(f) Views of the Huon River and floodplains can consist of: (i) wildlife such as migratory birds, (ii) river craft, including rowing and sailing boats, which can often be seen on the water; and (iii) jetties with moored boats, which provide a point of interest in the landscape. (g) The strong contrast between the developed foreground along the road corridor, and the background of the surrounding vegetated hill-faces, to the north west of the highway and to the north east of the Huon River in the middle ground contributes to the scenic value. (h) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground. (i) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (j) Small patches of native vegetation within the scenic road	

		corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. (k) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (l) Views to Sleeping Beauty to the north and Tongatabu to the south in the mid to far background. (m) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.3	<i>Huon Highway: Franklin to Castle Forbes Bay to Port Huon</i> The road corridor extends through a mixture of pasture and orchards to the west, and has a relatively narrow strip of land between the Huon Highway and the Huon River to the east.	(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (b) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (c) The Scenic Road Corridor provides opportunities to view the Huon River and flood plains in the	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River, Sleeping Beauty, Tongatabu and other significant

		foreground and middle-ground. (d) The Huon River and floodplains allows viewing of wildlife including migratory birds. (e) Views to the Egg Islands contribute to the natural aesthetic appeal of the Scenic Road Corridor. (f) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (g) There is a strong contrast between the developed foreground along the road corridor, and the background of the surrounding vegetated hill-faces, to the north west of the highway and to the north east of the Huon River. (h) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character in the foreground. (i) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (j) Small patches of native vegetation within the scenic road	landmarks seen from the highway; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. (k) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (l) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (m) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.4	<i>Huon Highway: Geeveston to Waterloo to Surges Bay</i>	(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (b) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (c) The Scenic Road Corridor provides opportunities to view glimpses of the Huon	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River; (c) To retain and protect prominent sightlines to

		River and its eastern shore. (d) Views of note along this stretch of road include Rileys Creek Reservoir and Surges Creek. (e) There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces to the west of the highway in the middle ground. (f) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character in the foreground. (g) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (h) Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring.	historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		(i) The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. (j) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.5	Huon Highway Surges Bay to Glendevie to Dover The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.	(a) The Scenic Road Corridor between Surges Bay and Glendevie is predominantly characterised by native vegetation within the road corridor, and opportunities to view rural residential and farm buildings, and grazing animals. (b) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (c) The Scenic Road Corridor between Glendevie and Dover is a mixture of stretches of road with native vegetation within the road corridor, areas of more open rural/ agricultural land with some historic dwellings and farm buildings, exotic trees and pasture with grazing animals, and some areas of land with pine and eucalypt plantations. (d) Exotic trees, hedgerows and private gardens within the scenic road corridor and beyond provide	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Tongatabu and other significant landmarks seen from the highway; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (e) Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. (f) The scenic value of this area is often enhanced by dramatic weather patterns including fog, and snow-capped hills and mountains. (g) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.6	Huon Highway Dover to Raminia to Strathblane to Southport The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.	(a) The Scenic Road Corridor adjacent to the Huon Highway to the south of Dover is a mixture of rural properties, forestry and native vegetation. (b) Raminia provides opportunities to view the Esperance River and flood plains in the foreground and middle-ground to the south east of the Huon Highway, with potential for observation of wildlife including migratory birds. (c) Moored boats and jetties at Raminia also	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Adamsons Peak, the Esperance River, and

		provide a point of interest in the landscape. (d) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (e) The town of Strathblane is predominantly characterised by rural residential and farm buildings, orchards and grazing animals with views to vegetated hills beyond. (f) There are a number of rural/agricultural properties entering Southport with some historic dwellings and farm buildings, exotic trees and pasture with grazing animals. (g) Exotic trees and hedgerows provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (h) Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. (i) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic	other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		weather patterns including fog, and snow-capped hills and mountains. (j) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.7	Hastings Caves Road Southport turnoff to Hastings (to Hastings Caves) Hastings Caves Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks to the south.	(a) Hastings Caves Road is located to the south of the Southport turn-off, adjacent land is a mixture of rural properties, forestry and native vegetation. (b) The Scenic Road Corridor entering into and within Hastings provides opportunities to view Hastings Bay and flood plains in the foreground with potential for observation of wildlife, including migratory birds and beyond to the land formation known as 'The Tongue' in the middle-ground to the south west of Hastings Caves Road. (c) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (d) The Scenic Road Corridor along the Hastings Caves Road beyond the Lune River Road turn-off contains native vegetation with forestry land beyond. (e) Native vegetation within the Scenic Road Corridor and beyond provides visual diversity and contributes to the	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Hastings Bay and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		natural appeal of the area. (f) The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. (g) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.8	Lune River Road Hastings to Lune River to Ida Bay Lune River Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south.	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (b) The Scenic Road Corridor along the Lune River Road contains native vegetation with forestry land beyond. (c) The bridge over the Lune River provides an opportunity to view the river in the foreground and middle ground to the north and south. (d) The Scenic Road Corridor provides opportunities to view historic residential and out buildings, which make up the character of this area in the foreground, with views to mountains in the more distant background. (e) The Scenic Road Corridor overlays the parcel/s of land on which the Tasmanian Heritage Register listed Ida Bay Railway is located.	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as to the Lune River and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway, including historic buildings associated with the Ida Bay Railway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the

		(f) The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. (g) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	landscape character in which it is located.
HUO-C8.2.9	South Cape Road Ida Bay to Recherche and into the World Heritage Area. South Cape Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south.	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (b) The bridge over the D'Entrecasteaux River provides an opportunity to view the river in the foreground and middle ground to the east and west. (c) This section of Scenic Road Corridor along the South Cape Road contains native vegetation with Forestry land or National Park and World Heritage Area beyond. (d) The scenic value of this area is often enhanced by weather patterns including fog and snow-capped hills and mountains. (e) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (f) The Scenic Road Corridor provides	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.10	Cockle Creek Road Recherche to Catamaran to Cockle Creek Cockle Creek Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south.	(a) The Scenic Road Corridor along the Cockle Creek Road contains native vegetation with World Heritage Area beyond. (b) The section of road entering into and within Recherche provides opportunities to view Pigsties Bay, and Recherche Bay to the east in the foreground, with potential for observation of wildlife, including migratory birds, 'and beyond to the land formation in the middle-far ground to the east. (c) To the west of the road is the small 'shack' town of Recherche, which is made up of some small parcels of privately owned land. (d) The 'shacks' and surrounding kept gardens and lawn are located within a clearing to the west of the road which provides a strong contrast with the background of natural bushland on the surrounding hill-faces and the white sandy beach to the east of the road. (e) Several of the d'Entrecasteaux Expedition Sites are located within the Road Corridor. (f) The d'Entrecasteaux Expedition Sites contribute historic	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Pigsties Bay, and Recherche Bay, Ryans Point, Gillams Beach, Finns Beach, Catamaran River, Mary Ann Point, Waterhole Cove, Evoralls Point, Rocky Bay, Hutchins Island, Sayers Beach, Cockle Creek, Adams Point, mountains and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; and (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		traces and human context to a predominantly natural landscape. (g) 1792 expedition sites are concentrated around Pigsties Bay at the northern end of Recherche Bay, centred on the northeast peninsula around Bennetts Point, and to the west of Pigsties Bay at Moss Glen. (h) Most of the historical and archaeological sites of French activity related to the 1792 and 1793 visits of d'Entrecasteaux are ephemeral, with no apparent physical evidence today. Some sites have the potential to include the archaeological remains of structures or landforms associated with the activity of the French expeditioners, whilst all sites have some potential to include artefactual material from the expeditions. (i) There are views to several rocky outcrops which are stand out landmarks along this stretch of Road Corridor including Mazeys Rocks, and Ryans Point. (j) The approach to Catamaran River and view up and downstream to the north east and south west is of particular scenic value. (k) Views from the Road Corridor to Waterhole Cove are of particular scenic value, with the	

		road being located directly adjacent to the shoreline to the east and native vegetation growing right up to the road on the western side. (l) This scenic area is also of historic value with the d'Entrecasteaux Watering Place Historic Site, (the watering place of the d'Entrecasteaux visit of 1793) located at the entrance to Waterhole Cove, at a small creek which runs into the cove. (m) Views from the Road Corridor to Sayers Beach and Hutchins Island to the east are of particular scenic value, although in parts obscured by sand dunes which are located within the Road Corridor. (n) The southern end of the Road Corridor terminates at the Cockle Creek bridge with views to the south west looking upstream in the foreground and to Moulders Hill in the background. Views to the east include the mouth of the creek in the foreground, with Rocky Bay beyond.	
HUO-C8.2.11	Esperance Coast Road Surges Bay to Brooks Bay to Police Point to Surveyors Bay to Dover Esperance Coast Road is an alternative 'scenic route' between Surges Bay and Dover.	(a) Esperance Coast Road winds its way around the western shore of the Huon River. (b) The Scenic Road Corridor between Surges Bay and Brooks Bay is predominantly characterised by native vegetation	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent

		within the road corridor, with lightly vegetated hills interspersed with rural residential and out buildings, and pasture with grazing animals. (c) Distant water views to the Huon River and across to the vegetated hill-faces (Black Jack Ridge) and mountains (Mount Windsor and Mount Cygnet) on the other side of the river can be seen through gaps in the roadside vegetation to the east and in clearings and coastal settlements. (d) South along the section of the road entering into Brooks Bay the view of the river to the east in the foreground (with potential for observation of wildlife, including migratory birds) with the 'Settlement' below in the middle-far ground with vegetated hill-faces beyond. (e) As a group the whole valley reads as a landscape unit with various buildings, some inside the Scenic Road Corridors, others which fall outside this area. (f) There is a fine apple shed located on the waters edge, partially on filled and reclaimed land. (g) A fine example of c1890-1900 period farm house, which is located in a prominent setting, and has fine detailing, is of	viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as to the 'Settlement', Brooks Bay, Desolation Bay, Desolation Point, Granny Gibbons Bay, Barretts Bay, Hideaway Bay, Roaring Bay, Little Roaring Bay Beach, Kent Beach, Hope Island, mountains and other significant landmarks seen from the highway; (c) To retain and protect prominent sightlines to historic buildings seen from the highway, including heritage buildings within the 'Settlement'; and (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		particular heritage value, as is a second house of the same era that is also is well detailed and has significant heritage value. (h) There are several other houses around the valley, set further back from the road, of varying heritage value.” (i) The ‘Settlement’ and surrounding gardens provide a strong contrast between the developed foreground and the background of natural bushland on the hill-faces to the west and the sandy beach to the east. (j) The section of road between Brooks Bay and Police Point provides many opportunities to see water views over the Huon River to the east, with the clearing around the waterfront at Desolation Bay enabling expansive views from the foreground through to the background, the eastern shore of the Huon River and mountain ranges beyond. (k) The Road Corridor between Police Point and Surveyors Bay contains less native vegetation than elsewhere along Esperance Coast Road as the properties in this area are part of a large holding, which is used for grazing cattle. (l) 180 degree views of the Huon River are not	

		obstructed by the native vegetation, which is less dense in this area, development, including residential and farm buildings, is therefore more visible from the road as a result. (m) The Road Corridor overlays the small 'shack' town at Little Roaring Beach, which is made up of some small parcels of privately owned land. (n) The 'shacks' and surrounding gardens provide a strong contrast between the developed foreground and the background of natural bushland on the hill-faces to the west of the town and the white sandy beach to the east. (o) The southern end of the Road Corridor terminates at Kent Beach Road, with 180 degree views to Kent Beach in the foreground and to Port Esperance in the middle ground, and Hope Island in the background.	
HUO-C8.2.12	Arve Road Geeveston to Lonnavele (Tahune Forest Airwalk) Arve Road is a principal visitor touring route, and is promoted as part of the Huon Trail.	(a) The Scenic Road Corridor along the Arve Road contains native vegetation with Forestry land beyond. (b) Views to surrounding hill-faces and mountains are largely restricted to locations where vegetation has been thinned or removed within the road corridor, including bridge crossings, road intersections, picnic area clearings and	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation

		lookouts, such as West Creek Lookout.	and/or cultural features, such as .Sleeping Beauty and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.
HUO-C8.2.13	The Esplanade and Channel Highway Huonville to Woodstock to Cradoc The Channel Highway is a State managed highway connecting Taroona and Huonville. An increasing number of local residents use this road on a daily basis to commute between Cygnet and Huonville, (and then continue on to Hobart via the Huon Highway). The Channel Highway is a principal visitor touring route, and is promoted as part of the Huon Trail.	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) The Scenic Road Corridor provides opportunities to view the Huon River and flood plains in the foreground and middle-ground. (c) River craft can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (d) Views to the Egg Islands to the west contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) The Huon River and floodplains allows viewing of wildlife including migratory birds. (f) There is a strong contrast between the	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Wellington Range (Sleeping Beauty), the Huon River and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; and (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is

		developed foreground along the road corridor and the background of natural bushland on the surrounding hill-faces. (g) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards and grazing animals which make up the rural character of the valley in the foreground. (h) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (i) The historic town of Franklin can be seen on the western shore of the Huon River. (j) Views to mountains, such as the Wellington Range (Sleeping Beauty), Adamsons Peak and Grey Mountain, in the background also contribute to the scenic value. (k) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (l) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area.	excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		(m) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (n) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.14	Channel Highway Cradoc to Cygnet	(a) There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces. (b) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards, vineyards, crops and grazing animals which make up the rural character of the valley in the foreground. (c) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (d) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (e) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features; e.g. Sleeping Beauty and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the

		autumnal leaves on deciduous trees. (f) Patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. (g) The scenic value of this area is often enhanced by dramatic weather patterns including fog in the valley and snow-capped hills and mountains. (h) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	landscape character in which it is located.
HUO-C8.2.15	Channel Highway Cygnnet to Gardners Bay to Deep Bay to Randalls Bay to Garden Island Creek to Verona Sands	(a) The Scenic Road Corridor between Cygnnet and Deep Bay provides opportunities to view Port Cygnnet and floodplains in the foreground, middle-ground and background. (b) Views to Port Cygnnet and the Huon River provide opportunities for observation of wildlife, including migratory birds. (c) The Huon River is a major river estuary that contributes significantly to the scenic values of the Huon Valley. (d) River craft, including rowing and sailing	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks; (c) To retain and protect prominent sightlines to

		boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (e) There is a strong contrast between the developed foreground along the road corridor and the background of surrounding vegetated hill-faces. (f) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground, (g) Exotic trees and hedgerows within and beyond the Scenic Road Corridor provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (h) Patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (i) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (j) Views to Garden Island and Huon Island also contribute to the natural aesthetic appeal of the Scenic Road Corridor.	historic buildings seen from the highway; and (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		(k) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (l) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.16	Cygnnet Coast Rd/ Lymington Road Cradoc To Glaziers Bay to Lower Wattle Grove to Wattle Grove to Petcheys Bay to Lymington to Cygnnet	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) Views to Port Cygnnet and the Huon River provide opportunities for observation of wildlife, including migratory birds. (c) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (d) Opportunities to view the Huon River and flood plains in the foreground, and Egg Islands in the middle-ground, contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) The views to the water are in some locations quite immediate, as the road is close to the shoreline and just above the high tide mark. In other locations, the native vegetation between	(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks; (c) To retain and protect prominent sightlines to historic buildings seen from the highway; and (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

		the road and the river enhances the water views. (f) Historic residential and farm buildings, orchards, vineyards, and grazing animals make up much of the rural character in the foreground. (g) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (h) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (i) Areas of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (j) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (k) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	

HUO-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)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Abels Bay	0.9	1.8	2.2	2.5
Cairns Bay	0.9	1.8	2.2	2.5
Castle Forbes Bay	0.9	1.8	2.2	2.5
Charlotte Cove	0.9	1.8	2.2	2.5
Cradoc	0.9	1.8	2.2	2.5
Cygnet	0.9	1.8	2.2	2.5
Deep Bay	0.9	1.8	2.2	2.5
Dover	0.9	1.8	2.2	2.5
Eggs and Bacon Bay	0.9	1.8	2.2	2.5
Franklin	0.9	1.8	2.2	2.5
Garden Island Creek	0.9	1.8	2.2	2.5
Gardners Bay	0.9	1.8	2.2	2.5
Geeveston	0.9	1.8	2.2	2.5
Glaziers Bay	0.9	1.8	2.2	2.5
Glen Huon	0.9	1.8	2.2	2.5
Hastings	0.9	1.8	2.1	2.4
Huonville	0.9	1.8	2.2	2.5
Lune River	0.9	1.8	2.1	2.4
Lymington	0.9	1.8	2.2	2.5
Police Point	0.9	1.8	2.2	2.5
Port Huon	0.9	1.8	2.2	2.5
Randalls Bay	0.9	1.8	2.2	2.5
Ranelagh	0.9	1.8	2.1	2.4
Recherche	0.9	1.8	2.1	2.4
Southport	0.9	1.8	2.1	2.4
Strathblane	0.9	1.8	2.2	2.5
Surges Bay	0.9	1.8	2.2	2.5
Surveyors Bay	0.9	1.8	2.2	2.5
Waterloo	0.9	1.8	2.2	2.5

Wattle Grove	0.9	1.8	2.2	2.5
All other locations	0.9	1.8	2.2	2.5

HUO-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
Tasmanian Acid Sulphate Soils Management Guidelines	Department of Primary Industries, Water and Environment, Hobart, 2009	HUO-S4.4 Definition of Terms
Dispersive Soils and their Management: Technical Reference Manual	Hardie, M, Department of Primary Industries, Water and Environment, Hobart, 2009	HUO-S5.4 Definition of Terms
Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers.	Department of Primary Industries, Water and Environment, Hobart, 2009	HUO-S5.4 Definition of Terms

Appendix A

HUO-Table C6.1 Local Historic Heritage Places Datasheets

Reference Number	Description	Folio of the Register	Town/Locality	Street Address	Page number within Appendix
HUO-C6.1.1	House and c1970 Oast House.	138685/1	Huonville	138 Glen Road	
HUO-C6.1.2	Franklin Catholic Cemetery.	251619/1	Franklin	12 Jacksons Road	
HUO-C6.1.3	Federation (c1910) weatherboard house & c1870 barn.	141089/1	Glen Huon	672 Glen Huon Road	
HUO-C6.1.4	Isolated hamlet of houses, outbuildings, apple shed and scenic landscape.	52146/7, 52146/8, 157639/2, 141531/1, 38182/1, 157639/4, 52146/3	Brooks Bay	352,354,364,368, 376 and adjoining Crown land.Esperance Coast Road	
HUO-C6.1.5	c1890 weatherboard house.	162218/1	Dover	6626 Huon Highway	
HUO-C6.1.6	Hope Island.	Authority Land, Parks and Wildlife Service, Crown Land.		Hope Island	
HUO-C6.1.7	Former St Paul's Church.	7691/2	Dover	6963 Huon Highway	
HUO-C6.1.8	c1890 weatherboard house.	139166/1	Geeveston	5093 Huon Highway	
HUO-C6.1.9	c1850 weatherboard house.	152992/3	Geeveston	68 O'Halloran's Road	
HUO-C6.1.10	1954 brick commercial building.	34294/1	Geeveston	13 Church Street,	
HUO-C6.1.11	c1880 weatherboard house and c1860 weatherboard cottage.	114235/1	Geeveston	105 Fourfoot Road	
HUO-C6.1.12	Three weatherboard apple	115970/1	Waterloo	Land adjacent to 5528 Huon Highway,	

	packing sheds on timber stumps.				

Draft

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.1

Description

House and c1970 Oast House, 138 Glen Road, Huonville.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.1.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history;	The oast house is able to demonstrate the development of the hop industry in the Huon Valley. Whilst a recent structure, the oast house remains a rare example of a particular type of oast house in the Huon Valley.
(ii) creative or technical achievements;	On its completion the oast house was considered one of the most modern in the State, so it can demonstrate the technological achievements of a specific period in the hop industry in the Huon Valley.
(iii) a class of building or place;	The oast house demonstrates the principle characteristics of a post-war oast house. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics;	Not applicable.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons;	138 Glen Road's association with the Frankcomb and Stillwell families, who were deemed significant members of the Ranelagh and Huonville communities.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	The oast house represents an aspect of Huon Valley's past that contributes to the local identity.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.2

Description

Franklin Catholic Cemetery, 12 Jacksons Road, Franklin.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.2.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	The Jackson's Point Catholic Cemetery demonstrates the development of the Franklin township during the mid-to-late 19th century and because it demonstrates the prominence of the Catholic Church in 19th century rural communities and the growth of a Catholic community in the Franklin area.
(ii) creative or technical achievements; or	The Jackson's Point Catholic Cemetery gravestones provide information about members of the community that contribute to a broader knowledge of the local area.
(iii) a class of building or place; or	The Jackson's Point Catholic Cemetery has the potential to yield important information about our knowledge of dietary, health and lifestyle issues that could contribute to a greater understanding of the Huon Valley history. As a good, albeit modest, example of a 19th century Catholic cemetery, the Jackson's Point Catholic Cemetery is of historic heritage significance because it can demonstrate the principal characteristics of a particular class of cultural place. The Jackson's Point Catholic Cemetery demonstrates high levels of artistic achievement and even though the cemetery is modest, there are some fine examples of headstones.
(iv) aesthetic characteristics;	Not applicable.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	The Jackson's Point Catholic Cemetery's social and spiritual associations have special meaning to the Franklin community and because of its association with the Franklin Catholic community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	The Jackson's Point Catholic Cemetery's association with Father Murphy, who established the cemetery, is buried in the cemetery, and was a significant figure in the Huon Valley Catholic community during the mid-to-late 19th century.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.3

Description

Federation (c1910) weatherboard house & c1870 barn, 672 Glen Huon Road, Glen Huon.

Specific Extent

The specific extent of the local historic heritage place is within 100m of the house and of the barn.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	672 Glen Huon Road is one of the few parcels of land within the Huon Valley that has remained relatively unchanged and in ownership of the same family since the 1860s, so it is able to demonstrate an important period in the history of the Huon Valley. The house demonstrates different phases of development and architectural styles in the Huon Valley. The stone barn/hop kiln is one of the earliest known physical structures demonstrating the importance of the hops industry in the Huon Valley. 672 Glen Huon Road is of historic heritage significance because anecdotal evidence suggests that the house is located on land that was historically used as an indigenous walking track, which is a rare example of pre-European land usage in the Huon Valley. 672 Glen Huon Road is of historic heritage significance because further research could yield a better understanding of the ways in which indigenous populations historically navigated the Huon Valley.
(ii) creative or technical achievements; or	The stone barn/hop kiln is the only known extant example of a stone hop kiln in the Huon Valley and is a rare surviving example of a traditional 19th century construction method that dates from that period of development.
(iii) a class of building or place; or	The house demonstrates the changing characteristics of vernacular residential buildings in the Huon Valley during the 19th and 20th century. These characteristics are found in the external form, construction methods and detailing both externally and internally. The stone barn/hop kiln demonstrates the principal characteristics of a 19th century simple stone building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics;	Not applicable.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	672 Glen Huon Road has a historic and ongoing association with the Wright family who were, and remain, an important family within the Glen Huon area.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.4

Description

Isolated hamlet of houses, outbuildings, apple shed and scenic landscape, The Settlement, Brooks Bay.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.4.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	Brooks Bay is of historic heritage significance because the extant buildings and landscape demonstrate the development of the Huon Valley apple and orchard industry in the 19th and 20th century. Brooks Bay is a rare example of a historic apple orchard landscape that is physically connected to the Huon River, which is reinforced by the location of the apple shed on the water's edge. Whilst the individual buildings have varying degrees of heritage significance, as a collection of buildings that were constructed by a single family to support the historic use of the land for the apple and orchard industry, Brooks Bay has historic heritage significance because it has the principle characteristics of a small-scaled orchard settlement in the Huon Valley.
(ii) creative or technical achievements; or	Not applicable.
(iii) a class of building or place; or	Not applicable.
(iv) aesthetic characteristics; or	The apple shed at Brooks Bay is a particularly intact example of a class of place that can demonstrate the principal characteristics of an early 20th century apple industry building. Brooks Bay is of aesthetic significance because the individual elements and features, both natural and constructed, have picturesque and scenic qualities that are appreciated by the Huon Valley community.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	Brooks Bay has historic heritage significance because of its association with the Rowe family who were critical to the development of Brooks Bay and who were important members of Brooks Bay and broader Port Esperance community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.5

Description

c1890 weatherboard house, 6626 Huon Highway, Dover.

Specific Extent

The specific extent of the local historic heritage place is the shown on the overlay as HUO-C6.1.5.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	6626 Huon Highway is of historic heritage significance because it demonstrates the importance of the timber industry in the Huon Valley and its expansion north of Dover. 6626 Huon Highway is of historic heritage significance because its prominent location along the Huon Highway can still be read in conjunction with the surrounding forestry landscape that originally supported its construction. 6626 Huon Highway, and the land surrounding 6626 Huon Highway, is of historical heritage significance because of its association with the Stanmore Mill and the possibility that there are surface and subsurface remnants of the mill and associated railway that can provide information about the early timber industry in the Huon Valley.
(ii) creative or technical achievements; or	Not applicable.
(iii) a class of building or place; or	6626 Huon Highway is of historic heritage significance as a rare example of a Victorian Filigree styled residential dwelling and its ability to demonstrate the principal characteristics of a Victorian Filigree building. These characteristics are found in the external form, construction methods and external detailing.
(iv) aesthetic characteristics; or	Not applicable.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	6626 Huon Highway is of historic heritage significance because of its association with the Clennett family, and in particular William Longstaff Clennett, who was a prominent member of the Dover community.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.6

Description

Hope Island.

Specific Extent

The specific extent of the local historic heritage place is the entire island.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The former convict probation station use of the site is of historic heritage significance for its ability to demonstrate a pattern of Tasmanian life related to early convict sites and their role in agriculture and building settlements. Convict sites are by their nature rare and, despite the remnant state of the elements remaining on the island, they are now rare features of the landscape. There are relatively few convict sites identified in the Huon Valley area and Hope Island has historical cultural significance for its ability to demonstrate a significant period in the history and development of the Huon Valley. Surface and subsurface remains of the Hope Island probation outstation are of historic heritage significance because they have the potential to yield valuable information of an archaeological nature that may contribute to a greater understanding of Tasmania's convict past. The archaeological remains may also demonstrate aspects of 19th century land-use, architectural and technology, including information about the later uses of the island by private lessees.
(ii) creative or technical achievements; or Extant structures of Hope Island probation outstation represent and demonstrate aspects of 19th century penal land use, design and technology. In particular the assistant superintendent quarters, which demonstrates the principle characteristics of a simple Colonial Georgian dwelling and also provides an opportunity to gain an insight into local building techniques.
(iii) a class of building or place; or Hope Island is part of a broader collection of convict probation stations found throughout Tasmania, all of which contribute to an understanding of the convict system of settlement in Tasmania. Hope Island has aesthetic significance based on its iconic status as the largest of the three islands in Port Esperance and its visual and historic relationship with the surrounding area.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Hope Island's association with the use of the island to support the Dover Probation Station and the later private landholders who leased the island, including John Boothman, who was an important early local identity in Dover, and the Sawers brothers who were both esteemed members of the Dover community.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.7

Description

Former St Paul's Church, 6963 Huon Highway, Dover.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.7.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or 6963 Huon Highway Dover demonstrates the development of the township of Dover in the mid-to-late 19th century and the prominence of the Anglican Church in rural communities.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or 6963 Huon Highway Dover is a rare extant example of a mid-to-late 19th century place of worship that is significantly intact.
(iv) aesthetic characteristics; or 6963 Huon Highway Dover demonstrates the principle characteristics of a Victorian Carpenter Gothic style rural church building. These characteristics are demonstrated in its timber frame with weatherboard cladding, steep pitched roof clad in corrugated iron, pointed arches and constructions details.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or 6963 Huon Highway Dover is valued by the community as a religious and townscape landmark.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.8

Description

c1890 weatherboard house, 5093 Huon Highway, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.8.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or Not applicable.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The house at 5093 Huon Highway, Geeveston is of historic significance for its ability to demonstrate the principal characteristics of a late-Victorian Gothic weatherboard residential building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.9

Description

c1850 weatherboard house, 68 O'Halloran's Road, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is within 100m of the house.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The house and the broader site is of historic heritage significance because of its association with the commencement of the timber industry in the Huon Valley. The main dwelling at 68 O'Halloran's Road has some historic heritage significance because it allows an understanding of the pattern of development in the early phase of settlement of the Huon Valley.
(ii) creative or technical achievements; or The remnant convict water channels, while located outside of the property boundary, are endangered and could provide further understanding of early developments and processes within the Huon Valley timber milling industry.
(iii) a class of building or place; or Despite multiple alterations and additions, the main dwelling retains some historic heritage significance because elements of the building demonstrate the principle characteristics of an early housing typology within the Huon Valley area.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The house and the broader site's association with the Hill family, and in particular Richard Hill, who was prominent in business, orchards, milling, commerce, and community activity within the Geeveston area.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.10

Description

1954 brick commercial building, 13 Church Street, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.10.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The commercial building at 13 Church Street is of historic heritage significance because it demonstrates the importance of townships within the largely rural setting of the Huon Valley and the quality of the building shows the importance of banks and institutions to small communities.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The building is of historic heritage significance for its ability to demonstrate the principal characteristics of an inter-war Stripped Classical building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or The building has some historic heritage significance and community esteem because of its contribution to the overall quality of the townscape and for its ability to reinforce the community's sense of place.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.11

Description

c1880 weatherboard house and c1860 weatherboard cottage, 105 Fourfoot Road, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.11.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	The late-Victorian Georgian house at 105 Fourfoot Road demonstrates an important period of settlement, from early simple cottages to more substantial housing that became the quintessential house form in the Huon Valley area from the Victorian area through to the Second World War and it is an important link to its antecedent structure to the north. The late-Victorian Georgian house demonstrates the principal characteristics of a Victorian Georgian building. These characteristics are found in the external form, construction methods and detailing both externally and internally. The mid-Victorian cottage demonstrates the change from early simple housing typologies to more substantial housing. It is an excellent, albeit altered, example of early settlement housing.
(ii) creative or technical achievements; or	The mid-Victorian cottage has the ability to reveal early construction details and information that is rapidly disappearing from the Huon Valley area.
(iii) a class of building or place; or	Not applicable.
(iv) aesthetic characteristics; or	The mid-Victorian cottage is a rare surviving example of this type of early simple housing typology within the Huon Valley area and for its ability to demonstrate the principal characteristics of buildings during the early stages of settlement within the Huon Valley. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.12

Description

Three weatherboard apple packing sheds on timber stumps, on land adjacent to 5528 Huon Highway, Waterloo.

Specific Extent

The specific extent of the local historic heritage place is within 50m of the three sheds.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	The buildings on land adjacent to 5528 Huon Highway, Waterloo demonstrate the development of the Huon Valley apple and orchard industry in the late 19th to early 20th century and,

individually and combined, are rare extant examples of significantly intact late 19th to 20th century buildings associated with the Huon Valley apple industry.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The buildings individually and combined, are excellent examples of a broader class of place within the Huon Valley and demonstrate the principal characteristics of late 19th to 20th century apple industry buildings.
(iv) aesthetic characteristics; or Not applicable.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The buildings association with Len Rowe and the Calvert family who were prominent members of the Waterloo and Port Esperance community.

Attachment 5

Huon Valley draft LPS assessment - drafting clarifications table

No.	Clause	Existing	Suggested modification	Issue/Reason	Planning Authority; ERA Response
1	HUO-8.1 HUO-8.2 HUO-10.1 HUO-10.2 HUO-11.1 HUO-11.2 HUO-12.1 HUO-12.2 HUO-12.3 HUO-12.4 HUO-14.1 HUO-14.2 HUO-14.3 HUO-15.1 HUO-15.2 HUO-17.1 HUO-17.2 HUO-18.1 HUO-28.1 HUO-28.2 HUO-29.1 HUO-29.2 HUO-29.3 HUO-30.1		Review the LAOs to determine if they will achieve the desired objectives.	It is unclear how the LAOs relate to specific objectives in supporting strategic documents. Statements about the existing character of townships for Huonville and Ranelagh do not appear to provide objectives for a local area. LAOs can only be used to assist in determining applications for Discretionary Use unless they are specifically referred to in a development standard. In addition, many LAOs are only related to development. There is a need to review them to see if there is any 'work to do' in a legal sense. Drafting examples of possible LAO as they relate to Discretionary Use are as follows: • To develop Huonville as a Rural Services Centre within	All LAO's have been removed except for those that apply to the Huonville Recreation Ground and the Open Space Zone also in Huonville. Council has specific aims for these areas that are supported by background strategic work including the Huonville Ranelagh Master Plan.

No.	Clause	Existing	Suggested modification	Issue/Reason	Planning Authority; ERA Response
				the regional activity centre hierarchy and encourage consolidation of the town centre and provide a mix of uses that compliment this function and provide for the needs of the local community and visitors. • To develop Cygnet as a Local Centre that encourages a suitable mix of uses in a compact town centre and enhances Cygnet as an important visitor destination and provides for the needs of the local community. • To develop Dover as a rural residential town that encourages a suitable mix of uses in a compact town centre. Some LAOs appear to be site specific and perhaps ought to be a SSQ, for example HUO-12.2? In order to achieve the link to strategy, some LAOs could be combined into SAPs; and this would enable development to be addressed by being called	

No.	Clause	Existing	Suggested modification	Issue/Reason	Planning Authority; ERA Response
				up in performance criteria. This approach would require a s.32(4) justification. In addition, it is uncertain how some LAOs in some zones can be used to determine applications for Discretionary Use as they apply to multiple areas. For example, how can the General Residential Zone maximise connectivity and permeability within Huonville including Southbridge, to the Huon River, and to nearby townships? Other LAOs do not appear to complement the zone purpose statement, such as HUO-14.1, HUO-14.2 and HUO-14.2. Other examples are HUO-28.2 and HUO-29.3 whereby they do not appear to compliment the Recreation Zone or Open Space Zone purpose statements, particularly regarding retaining the character of Franklin as a regional residential town with a human scale, rectifying unsafe conditions related to vehicle movements, retaining important cultural layers of	

No.	Clause	Existing	Suggested modification	Issue/Reason	Planning Authority; ERA Response
				European occupation, and conserving the late Victorian and inter-War picturesque riverside village.	
2	HUO-12.2		Review the LAO to determine if it will achieve the desired objectives.	This LAO appears to be site specific and perhaps should be a SSQ? This approach would require a s.32(4) justification. It applies to an individual site rather than the entire Village Zone in Dover.	The purpose of the zone largely achieves the desired outcome for the site identified in the LAO; accordingly the LAO's have been removed.

3	HUO-15.2		Review the LAO to determine if it will achieve the desired objectives.	The Zone purpose of the General Business Zone is to provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres. If open space and recreation activities are proposed – is this the correct zoning of the specified area?	These are taken out of the Master Plan however the zoning still remains as general business and therefore there is an inherent conflict with the LAO's. Essentially, the key steps of the Master Plan should be implemented including the creation of a regional open space and recreation destination that will involve a change of zoning.
4	HUO-18.1		Review the LAO to determine if it will achieve the desired objectives.	This LAO appears to be site specific and perhaps should be a SSQ? This approach would require a s.32(4) justification. This LAO applies to an individual site rather than the entire Light Industrial Zone in Huonville.	These are considered unnecessary and have been removed.
5	HUO-29.2		Review the LAO to determine if it will achieve the desired objectives.	This LAO appears to be site specific and perhaps should be a SSQ? This approach would require a s.32(4) justification. This LAO applies to an individual site rather than the	These are considered unnecessary and have been removed.

				entire Open Space Zone in Cygnet.	
6	HUO-S4.0 Potential Acid Sulfate Soils Specific Area Plan	Refer to the suggested modifications in Attachment 4.	Suggested editorial changes are made as tracked changes in a working version of the draft LPS noting that it is yet to be determined whether the new SAP meets the LPS criteria	Ensure compliance with drafting guidelines provided on the Planners Portal – in addition to including an application clause to specify the relevant SPP provision that is added to at HUO-S4.7.1. Note that the drafting guidance is that the locality be specified in the title of the SAP.	HUO-S4.0 Potential Acid Sulfate Soils Specific Area Plan renamed to HUO-S4.0 Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan. Further justification for the SAP has been provided in the supporting report.
7	HUO-S5.0 Potential Dispersive Soils Specific Area Plan	Refer to the suggested modifications in Attachment 4.	Suggested editorial changes are made as tracked changes in a working version of the draft LPS noting that it is yet to be determined whether the new SAP meets the LPS criteria	Ensure compliance with drafting guidelines provided on the Planners Portal – in addition to including an application clause to specify the relevant SPP provision that is added to at HUO-S5.7.1 and HUO-S5.8.1. Note that the drafting guidance is that the locality be specified in the title of the SAP	HUO-S5.0 Potential Dispersive Soils Specific Area Plan to be renamed to HUO-S5.0 Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan. Further justification for the SAP has been provided in the supporting report.
8	Site Specific Qualification - HUO-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ¹ ¹ Wellington Park means: (a) the area of land indicated as bounded by a	Editorial changes are made as tracked changes in a working version of the draft LPS.	To meet the guidance provided in Practice Note 8 and to provide for consistency in the expression across all LPSs with this provision.	Track changes accepted.

		heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (<i>Wellington Park Act 1993</i>); or (b) that area of land as varied pursuant to sections 6, 7 and 8 of the <i>Wellington Park Act 1993</i>. An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, any use or development of land in Wellington Park must be undertaken in accordance with the provisions of the Wellington Park Management Plan¹. ¹Management plan means any management plan approved under section 23 of the <i>Wellington Park Act 1993</i> and for the time being in force in respect of Wellington Park.			

9	HUO-Table C6.1 Local Heritage Places	Tasmanian Heritage Register identified properties are mapped but missing property names or FoR numbers in HUO-Table C6.1 Local Heritage Places, for example: • HUO-C6.1.30– Franklin - 3501 Huon Highway – House – missing FoR number (property identification as there appears to be two houses) and house may be in the Utilities Zone • HUO-C6.1.41– Franklin - 3388 Huon Highway - Former Palais Theatre – appears to be missing FoR numbers as site contains more than one title • HUO-C6.1.98- Lower Longley - 1465 Huon Highway – FoR 100084/1 (property name listed as N/A – however, this is listed on the THR as a house) • HUO-C6.1.118– Southport - Southport Bluff - George III Shipwreck Monument – clarification on the		To ensure the table is completed to meet the the LPS requirements and provides correctly references to local heritage listed properties.	Many parcels of Crown Land do not have a FoR number. HVC have added a notation identifying the management authority such as Parks and Wildlife Service or Crown Land Services where available. PID numbers have also been added to the table if they exist.

		location (property identification) • HUO-C6.1.119 and 120 – Southport - Roaring Beach Rd - Burying Ground Point – clarification on the extent of the listing • HUO-C6.1.121- Petcheys Bay - 414 Cygnet Coast Rd – missing FoR number • HUO-C6.1.139– Cygnet – 158 Guys Rd – CT 17577/3 (property name listed as N/A – however, this is listed on the THR as a cottage) • HUO-C6.1.143; HUO-C6.1.144; HUO-C6.1.145 – Lymington - Nichols Road - Lymington Probation Station – missing FoR numbers (property identification) • HUO-C6.1.178 – Cygnet - 25 Mary St - St James' Church and College - mapped but missing FoR numbers given that the extent of the site appears to be larger than the title that is identified			

		HUO-C6.1.180 – Southport - Cathkit St - District Constables Quarters, Trooper Point - mapped but missing FoR numbers			
10	HUO-Table C6.1 Local Heritage Places	The column marked as Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values does not include any datasheet reference to the listing provided on the Tasmanian Heritage Register. The LPS states 'See Tasmanian Heritage Register datasheet.'	Include Tasmanian Heritage Register listing reference in HUO-Table C6.1 Local Heritage Places.	To ensure the table is completed to meet the the LPS requirements and provides correctly references to local heritage listed properties that are also listed on the Tasmanian Heritage Register. All information for Tasmanian Heritage Register listed places is required in HUO-Table C6.1 Local Heritage Places because they are new listed places, including a statement of local historic heritage significance for each listing, in accordance with the SPPs at LP1.8.1 and LP1.8.2 and Practice Note 8. The information in the listing should revised as necessary to meet a criterion in the definition of local historic heritage significance in sub-clause C6.3.1 of the SPPs and be in accordance with requirements/reviewed by a suitably qualified person.	References to datasheets provided for all Tasmanian Heritage Register listings in HUO-Table C6.1 Local Heritage Places. Statements of significance have been based on Tasmanian Heritage Register datasheets. Reviewed by Councils strategic planner who has a Graduate Diploma Environmental Planning, Bachelor of Architecture, and Bachelor of Environmental Design.

11	HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO- C6.1.3	Statement of local historic heritage significance and historic heritage values (a)(i).....'672 Glen Huon Road is of historic heritage significance because anecdotal evidence suggests that the house is located on land that was historically used as an indigenous walking track, which is a rare example of pre-European land usage in the Huon Valley. 672 Glen Huon Road is of historic heritage significance because further research could yield a better understanding of the ways in which indigenous populations historically navigated the Huon Valley.'	Consider deleting	The local historic heritage code does not apply to aboriginal heritage values. These statements would not have no 'work to do' under the code. See also advice on the planners portal dated 24/4/18.	Deleted.
12	HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO- C6.1.9	Statement of local historic heritage significance and historic heritage values (a)(ii) The remnant convict water channels, while located outside of the property boundary, are endangered and could provide further understanding of early developments and processes within the Huon	Consider deleting	This criterion appears to have no 'work to do' as it applies to features that are outside the property boundary let alone outside the specific extent which is designated as within 100m of the house.	Deleted.

		Valley timber milling industry.			
13	HUO-Table C8.1 Scenic Protection Areas			Scenic values and management objectives need to be reviewed to determine their clarity and certainty? Does each scenic value and management objective have work to do, and/or does it conflict with development standards?	The Management Objectives have been simplified having regard to the development standards in the Code. The scenic values have been amended to rely on the generic management objective related to 'when viewed from public roads and places'. It is considered appropriate to retain the clauses that refer to areas that have high visitor numbers.
14	HUO-Table C8.2 Scenic Road Corridors			Scenic values and management objectives need to be reviewed to determine their clarity and certainty? Does each scenic value and management objective have work to do, and/or does it conflict with development standards?	The Management Objectives have been refined to ensure there is not a repetition of the performance criteria in the development standards of the Code. The Scenic values have been largely retained except for the identification of specific peaks in the distance that are not protected by the

					corridor and applicable to the Scenic Protection Area. A generic statement that recognises the value of the view on the scenic corridor has been inserted.

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)

Huon Valley draft Local Provisions Schedule

25 October 2021

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

1. New specific area plans and site-specific qualifications 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). The Huon Valley draft LPS must be modified by deleting the following provisions, as identified in the tracked change version of the revised Huon Valley draft LPS at Attachment B:

- (a) HUO-S4.0 Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan;
- (b) HUO-S5.0 Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan; and
- (c) SSQ HUO-21.1 – 20, 37 and Lot 2 Rookwood Road, Ranelagh and 1118 Nicholls Rivulet Road, Nicholls Rivulet

Reason: For the area of land contained in the SAPs and SSQ, there are no particular qualities evident that require unique provisions, nor are there any identified significant economic, social or environmental benefits.

2. Transitioning specific area plans and site-specific qualifications

The following provisions require modification under section Schedule 6, clause 8C(5)(a) of the Act so that the relevant provisions contain permitted alterations for the purposes specified in Schedule 6, clause 8C(3), as identified in the tracked change version of the revised Huon Valley draft LPS at Attachment B.

The provisions are:

- (a) HUO-S2.0 – Eggs and Bacon Bay Specific Area Plan; and
- (b) SSQ HUO-19.1 – 85 Whale Point Road, and Whale Point Road, Port Huon.

3. Code Lists

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

- (i) remove new heritage places that have not been supported by the advice of a suitably qualified person;
- (ii) meet the Local Provisions Schedule requirements of the SPPs;
- (iii) provide for the correction of minor errors and effective operation of the provisions; and
- (iv) reflect the terminology used in the SPPs,

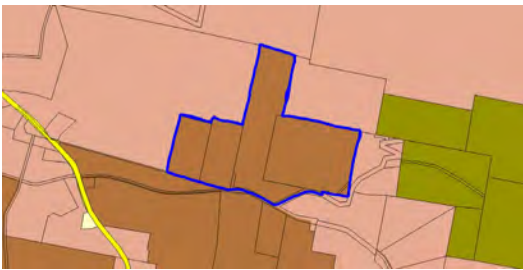
as included in the tracked changed version of the revised Huon Valley draft LPS at Attachment B.

Attachment A

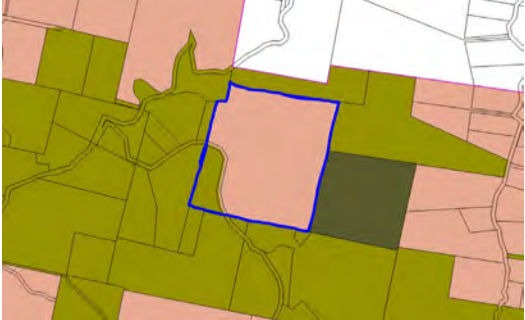
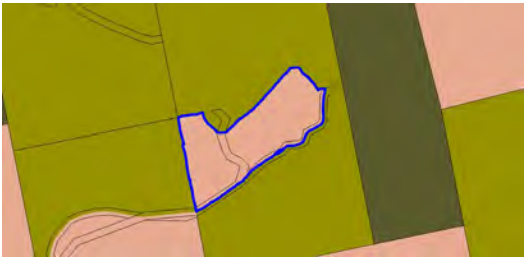
The provisions are:

- (a) HUO-Table C6.1 Local Heritage Places;
- (b) HUO-Table C8.1 Scenic Protection Areas;
- (c) HUO-Table C8.2 Scenic Road Corridors; and
- (d) HUO-Table C11.1 Coastal Inundation Hazard Bands AHD Levels.

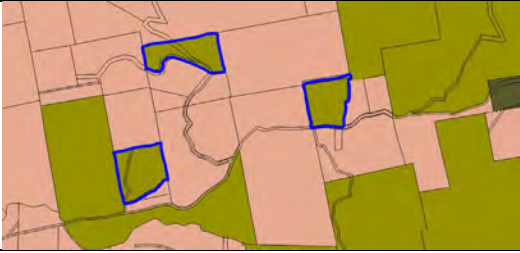
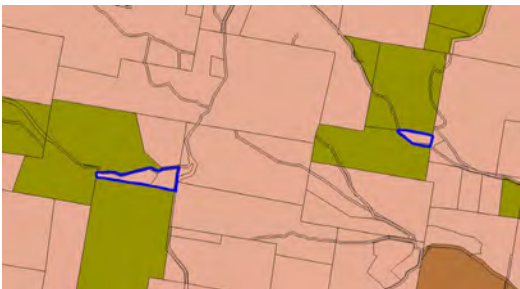
4. Zoning

No.	Description	Direction and Reason
4.1	65 Sharpes Road (FR 110716/1), Crabtree 	Revise the zoning of folio of the Register 110716/1 to Landscape Conservation. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.2	Bakers Creek Road (FR 9295/1), Lucaston 	Revise the zoning of folio of the Register 9295/1 to Rural. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (RZ 1).</i>
4.3	54 Cherrys Road (FR 198038/1), 67 Cradoc Hill Road (FR 28413/1), 69 Cradoc Hill Road (FR 233545/1), and 11 Clarks Road (FR 200262/1), Cracoc 	Revise the zoning of folios of the Register 198038/1, 28413/1, 233545/1, 200262/1, and the road casement dissecting folio of the Register 200262/1 to Rural and apply the Priority Vegetation Area overlay according to the Regional Ecosystem Model mapping. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (RZ 3).</i>
4.4	19 Hills Road (FR 48073/2), Franklin	Revise the zoning folio of the Register 48073/2, and the Crown reserved road dissecting the property to Landscape Conservation. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>

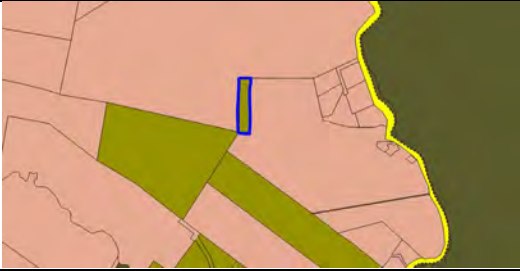
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4.5	99 Vincents Road (FR 208415/1), Pelverata 	Revise the zoning folio of the Register 208415/1 to Landscape Conservation. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.6	Woodstock Park - 1806 Pelverata Road (FR 48106/6), Upper Woodstock 	Revise the zoning folio of the Register 48106/6 to Agriculture and remove the Priority Vegetation Area overlay. <i>Reason: To apply the zones consistent with Guideline No. 1 (AZ 1).</i>
4.7	169 Caseys Road (FR 126621/1) and 170 Caseys Road (FR 126620/2), Nicholls Rivulet 	Revise the zoning folios of the Register 126621/1 and 126620/2, and the Crown reserved road dissecting these properties to Landscape Conservation. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.8	590 Woodbridge Hill Road (FR 180873/1), 271 Cross Road (FR 142516/2), 718 Woodbridge Hill Road (FR 102681/1), and 30 Dillons Road (FR 100614/1), Gardners Bay	Revise the zoning folios of the Register 180873/1, 142516/2, 102681/1 and 100614/1 to Rural. Ensure that adjacent and dissecting public, reserved and acquired roads are appropriately zoned to centrelines in accordance with Practice Note 7.

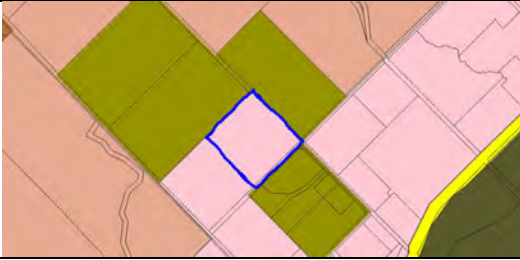
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		<i>Reason: To apply the zones consistent with Guideline No. 1 (RZ 3).</i>
4.9	Garden Island Creek Road (FR 129059/1, FR 129059/2 and FR 129059/5), Garden Island Creek 	Revise the zoning folios of the Register 129059/1, 129059/2 and 129059/5 to Landscape Conservation. Ensure that the adjacent and dissecting road is appropriately zoned to centrelines in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.10	'Huon Park' - 1658 Nicholls Rivulet Road (FR 138115/2), Nicholls Rivulet 	Revise the zoning of folio of the Register 138115/2 to Agriculture and remove the Priority Vegetation Area overlay. <i>Reason: To apply the zones consistent with Guideline No. 1 (AZ 1).</i>
4.11	224 Oakfords Road (FR 243029/1) and 122 Missing Link Road (FR 22966/1), Lower Wattle Grove and 252 Silver Hill Road (FR 24047/1), Cygnet 	Revise the zoning of folios of the Register 243029/1, 22966/1 and 24047/1 to Landscape Conservation. Ensure that public roads, including that part of folio of the Register 22966/2 adjoining folio of the Register 243029/1, is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.12	214 Lymington Road (PID 7419007), Lymington	Revise the zoning of that part of PID 7419007 shown outlined in blue in the diagram to Rural. <i>Reason: To apply the zones consistent with Guideline No. 1 (RZ 1).</i>

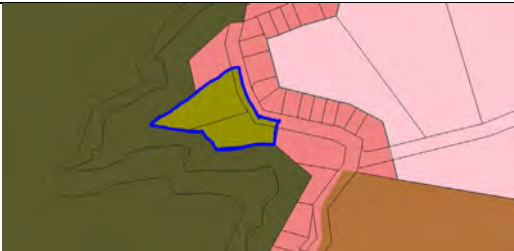
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4.13	Cygnet Coast Road (FR 147012/4) and 142 Cygnet Coast Road (FR 171140/2), Lymington 	Revise the zoning of folios of the Register 147012/4 and 171140/2 to Landscape Conservation. Ensure that the public road, including folio of the Register 147012/5, is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.14	51 Alburys Road (FR 34829/1), Ribston Road (FR 36533/4) and 27 Ribston Road (FR 36533/1), Huonville 	Revise the zoning of folios of the Register 34829/1, 36533/4 and 36533/1 to Rural Living A. Ensure that the public roads are appropriately zoned to centrelines in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (RLZ 1).</i>
4.15	40 Wills Road (FR 44341/2) and 49A Wills Road (FR 158418/1), Abels Bay 	Revise the zoning of folios of the Register 44341/2 and 158418/1 to Rural Living B. Ensure that the public roads are appropriately zoned to centrelines in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (RLZ 1).</i>
4.16	31 Evans Road (FR 169873/1), Port Huon	Revise the zoning of folio of the Register 169873/1 to Landscape Conservation. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7.

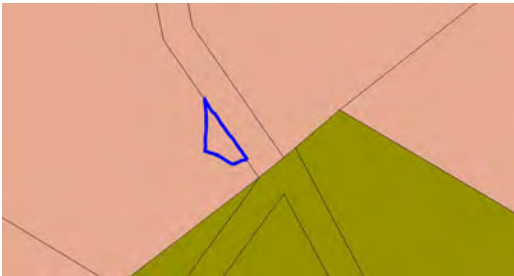
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		<i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.17	247 Kent Beach Road (FR 27206/3) and Kent Beach Road (FR 27206/2), Dover 	Revise the zoning folios of the Register 27206/3 and 27206/2 to Rural Living B. <i>Reason: To apply the zones consistent with Guideline No. 1 (RLZ 1).</i>
4.18	34 Mccllyments Road (FR 31236/4), Raminea 	Revise the zoning folio of the Register 31236/4 to Rural Living C. <i>Reason: To apply the zones consistent with Guideline No. 1 (RLZ 1).</i>
4.19	654 Abels Bay Road (FR 141777/3), and 10 Marsdens Lane (FR 160329/1), Eggs and Bacon Bay 	Revise the zoning of folios of the Register 141777/3 and 160329/1 to Landscape Conservation. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.20	20 Cray Point Parade (FR 28983/27), Eggs and Bacon Bay 	Revise the zoning of folio of the Register 28983/27 and the adjoining footway on its western side to Low Density Residential. <i>Reason: To apply the zones consistent with Guideline No. 1 (LDRZ 1).</i>
4.21	466 Abels Bay Road (FR 48272/1) and 468 Abels Bay Road (FR 48181/1), Abels Bay	Revise the zoning of folios of the Register 48272/1 and 48181/1 to Low Density Residential.

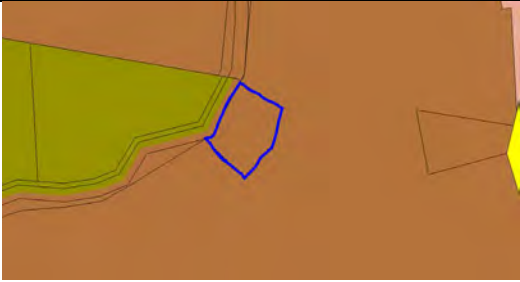
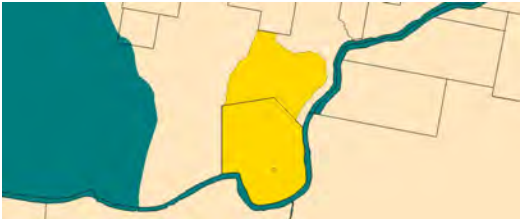
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		Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (LDRZ 1).</i>
4.22	Esperence Coast Road (FR 232570/1), Surveyors Bay 	Revise the zoning of folio of the Register 232570/1 to Rural. <i>Reason: To apply the zones consistent with Guideline No. 1 (RZ 3 and AZ 6).</i>
4.23	564 Narrows Road (FR 27973/1), 564 Narrows Road (FR 244038/1) acquired road (FR 209210/1) and unidentified Crown land, Strathblane 	Revise the zoning of those parts of folios of the Register 27973/1, 244038/1 and 209210/1, and unidentified Crown land containing the marine farming shore facility to Rural in accordance with the following diagram:  The split-zone must be determined by a line between the northern-most corner of FR 244038/1 and the south-eastern boundary of FR 244038/1 the point that the 50m contour is located. Ensure apply split zoning annotations are applied in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (RZ 1).</i>
4.24	Cloverside Drive (FR 180056/1), Lucaston	Revise the zoning of folio of the Register 180056/1 to Landscape Conservation. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>

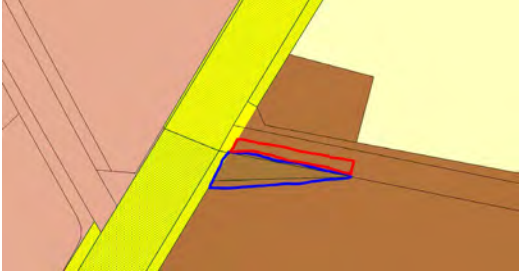
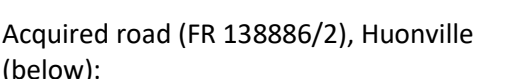
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4.25	6095 Channel Highway (FR 175624/1), Garden Island Creek 	Revise the zoning of folio of the Register 175624/1 to Landscape Conservation. <i>Reason: To apply the zones consistent with Guideline No. 1 (LCZ 1).</i>
4.26	80 Hill Street (FR 161135/1), Geeveston 	Revise the zoning of folio of the Register 161135/1 to Utilities. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.27	Rocky Creek Road (FR 174926/1 and FR 26947/1), Crabtree 	Revise the zoning of folios of the Register 174926/1 and 26947/1 to Utilities. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.28	Glen Huon Road (FR 176308/1), Glen Huon 	Revise the zoning of folio of the Register 176308/1 to Utilities. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.29	31 Sandhill Road (FR 161082/1), Cradoc	Revise the zoning of folio of the Register 161082/1 to Utilities and apply the Priority

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		Vegetation Area overlay according to the Regional Ecosystem Model mapping. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.30	132 Winns Road (FR 35307/1), Cygnet 	Revise the zoning of folio of the Register 35307/1 to Utilities. Ensure that the public road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.31	Wilmot Road (FR 207783/1), Huonville 	Revise the zoning of folio of the Register 207783/1 to Utilities. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.32	80 Golf Club Road (FR 33915/1), Huonville 	Revise the zoning of that part of folio of the Register 33915/1 currently zoned Rural Living in the Huon Valley Interim Planning Scheme 2015 to Rural Living A. <i>Reason: To apply the zones consistent with Guideline No. 1 (RLZ 1).</i>
4.33	552 Southwood Road (FR 137916/1) and part of Denison Road (FR 137917/1), Lonnavele IPS – Southwood Integrated Timber Processing Site PPZ  LPS – Southwood Integrated Timber Processing Site PPZ	Revise the zoning of folios of the Register 137916/1 and part of Denison Road 137917/1 to Particular Purpose so that the area of the PPZ matches the area shown in the Huon Valley Interim Planning Scheme 2015. <i>Reason: To ensure that the zone transitions as required by the Minister's declarations.</i>

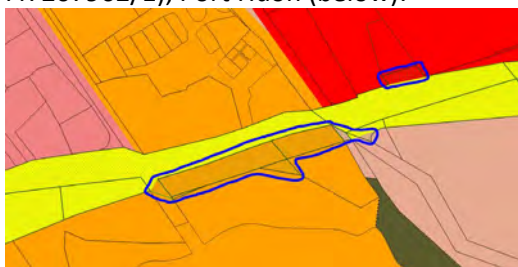
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4.34	HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct 	Revise the zoning of the Particular Purpose Zone – Franklin Marine and Tourism Precinct by deleting the ‘no build areas’ delineations from the zone mapping (the no build areas are defined by the figure in the written document). <i>Reason: To ensure that the zone transitions as required by the Minister’s declarations and to meet technical requirements consistent with Practice Note 7.</i>
4.35	Huon Highway, Scotts Road, Lollara Road, Glen Huon Road, Hastings Caves Road, Channel Highway, Woodbridge Road and Lymington Road (specific changes are listed below). Corner of Huon Highway and Packers Road (FR 33332/1), Huonville (below):  Corner of Huon Highway and Voss Road (FR 33829/4), Huonville (below):  Acquired road (FR 138886/2), Huonville (below): 	Revise the zoning of all land within the State Road Casement, specifically those parts of the Huon Highway, Scotts Road, Lollara Road, Glen Huon Road, Hastings Caves Road, Channel Highway, Woodbridge Road and Lymington Road within the State Road Casement, to Utilities and apply the Priority Vegetation Area overlay where necessary in accordance to the Regional Ecosystem Model mapping. Ensure that adjoining public roads (identified with the red lines in the diagrams) are appropriately zoned to centrelines in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 1 (a) and UZ 2).</i>

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Acquired roads (including FR 143831/1, FR 10647/13, FR 10653/14, FR 10650/15 and FR 207962/1), Port Huon (below):



Acquired road (FR 156370/4), Geeveston (below):



Bridge over river near 4847 Huon Highway (FR 199417/1), Geeveston (below):



Acquired Road (FR 252052/1), Geeveston (below):



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Acquired Road (FR 208667/1), Geeveston
(below):



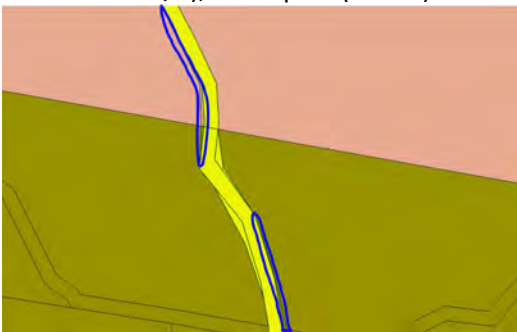
Lot 101 Stennings Road (FR 164343/101),
Raminea (below):



Acquired road (FR 246772/2), Strathblane
(below):



Acquired roads (FR 49807/5, FR 49807/6
and FR 49807/8), Southport (below):



Acquired Road (FR 223907/1), Huonville
(below):

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Land adjacent to (FR 121034/1), Huonville (below):



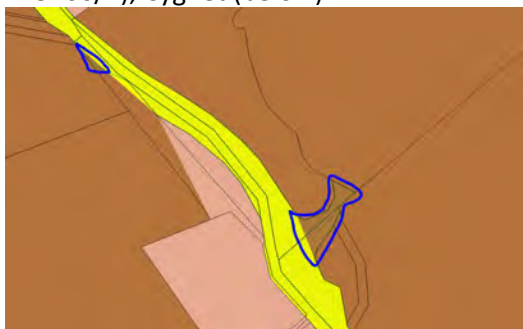
Land adjacent to (FR 176309/3), Glen Huon (below):



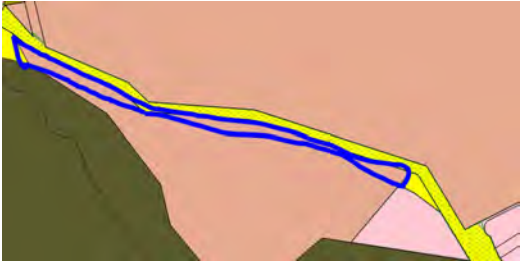
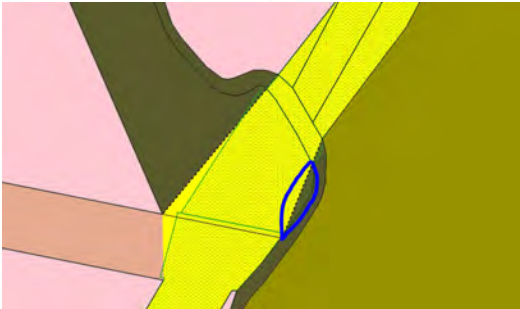
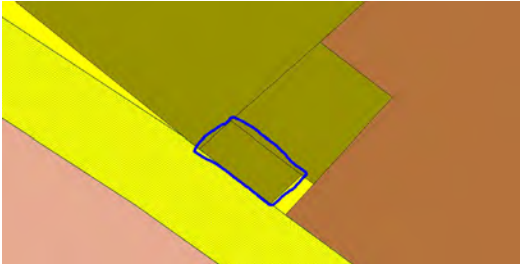
Land in the vicinity of FR 224284/1, Glen Huon (below):



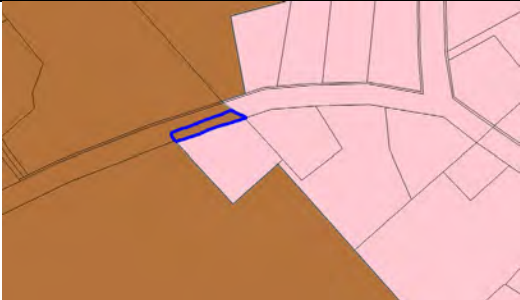
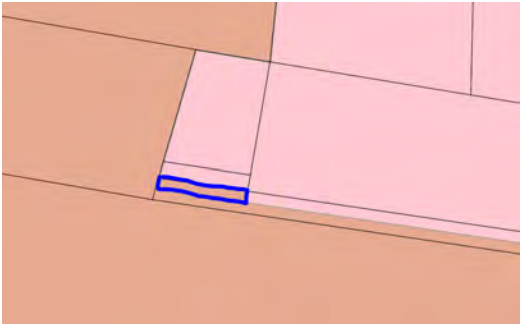
Acquired roads (FR 125460/1 and 125460/2), Cygnet (below):



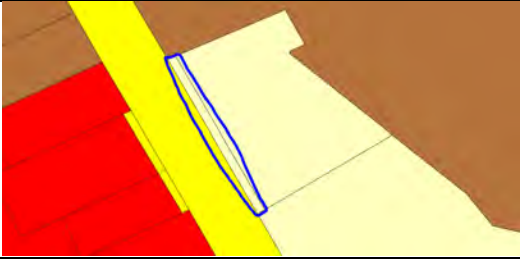
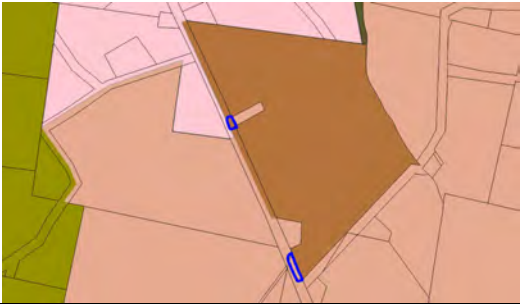
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	Land in the vicinity of Channel Highway (FR 27639/2), Gardners Bay (below):  Land in the vicinity of 6781 Huon Highway (FR 149881/1), Dover (below):  Road (adjacent to FR 159344/2), Waterloo (below): 	
4.36	3080 Huon Highway (FR 100950/4), Franklin 	Revise the zoning of folio of the Register 100950/4 to Agriculture. <i>Reason: To apply the zones consistent with Guideline No. 1 (AZ 3).</i>
4.37	Road reserve adjacent to 15 Thompsons Road (FR 10841/1), Huonville	Revise the zoning of Thompsons Road so that the Rural Living Zone A is extended to the centreline of the road where it adjoins folio of the Register 10841/1. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>

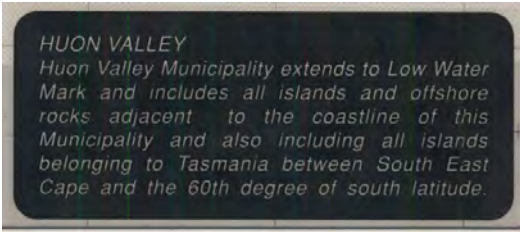
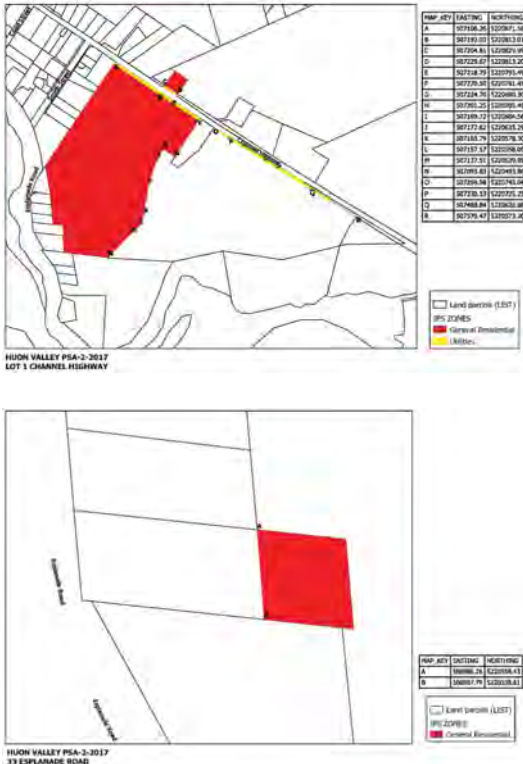
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4.38	Road reserve adjacent to 16 Longleys Road (FR 159985/1), Huonville 	Revise the zoning of Longleys Road so that the Agriculture Zone is extended to the centreline of the road where it adjoins folio of the Register 159985/1. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>
4.39	Road reserve adjacent to adjacent to 20 Knights Road (FR 26121/2), Geeveston 	Revise the zoning of Knights Road so that the Rural Living B Zone is extended to the centreline of the road where it adjoins folio of the Register 26121/2. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>
4.40	Corner of Maxfields Road and Huon Highway (FR 241803/1 and FR 243556/1), Franklin 	Revise the zoning of folios of the Register 241803/1 and 243556/1 to Utilities. Ensure that Maxfields Road is appropriately zoned to its centreline in accordance with Practice Note 7. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>
4.41	Wilmot Road (FR 133791/7), Huonville	Revise the zoning of folio of the Register 133791/7 to Utilities. <i>Reason: To apply the zones consistent with Guideline No. 1 (UZ 4).</i>

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4.42	Road reserve adjacent to adjacent to 35 Clear View Drive (FR 164986/1) and 320 Crabtree Road (FR 65111/1), Crabtree 	Revise the zoning of Crabtree Road so that the Rural and Agriculture zones are extended to the centreline of the road where it adjoins folios of the Register 164986/1 and 65111/1. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>
4.43	9 Dances Road (FR 148253/1), Cygnet 	Revise the zoning of that part of 9 Dances Road folio of the Register 148253/1 on the western side of Channel Highway (circled blue) to Rural Living A, and that part of 9 Dances Road folio of the Register 148253/1 on the eastern side of Channel Highway (circled red) to Rural. Ensure that consequential amendments to the zoning to the road centrelines of Stevens Road and Dances Road North are made in accordance with Practice Note 7. <i>Reason: To correct an error.</i>
4.44	Split-zoning annotations – see example below at 182 Lanes Road (FR 41147/2) and 184 Lanes Road (FR 42537/1), Glen Huon 	Revise the zone mapping and provide annotations for all instances of split-zoning. Annotations on split zonings must relate to features that are identifiable on the ground. Where no reliable fixed features are evident, coordinates may be used to identify the extent of the zone and specified on the plan. Written notes of each split-zoning must be provided on the mapping. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>
4.45	Unzoned land within the planning area at Garden Island Creek (near FR 222925/1)	Revise the zoning of Garden Island Creek to Rural and otherwise ensure that zoning is applied/extended to the municipal boundary so that zoning is applied to all unzoned land within the planning area.

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		<i>Reason: To ensure all land within the planning area is zoned in accordance with the requirements of section 32(1) of the Land Use Planning and Approval Act 1993.</i>
4.46	Zoning of offshore islands and rocks 	Revise all zoning maps so that that all offshore rocks and islands that are adjacent to the municipal boundary and identified with cadastre are zoned Environmental Management. <i>Reason: To ensure all land within the planning area is zoned and that zoning is confined only to the planning area in accordance with the requirements of section 32(1) of the Land Use Planning and Approval Act 1993.</i>
4.47	All Zone Maps	Revise the PDF mapping to show overlapping sheet lines. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>
4.48	Part of 7368 Channel Highway (FR 136624/1), Part of Lot 1 Channel Highway (FR 167891/1) and Part of 33 Esplanade Road (FR 167893/1), Cygnet 	Revise the zoning of those parts of folios of the Register 136624/1, 167891/1 and 167893/1 that are zoned General Residential and Utilities as a result of approved amendment AP-HUO-PSA-2-2017 to the Huon Valley Interim Planning Scheme 2015, to General Residential and Utilities. <i>Reason: To apply the zones consistent with amendment AP-HUO-PSA-2-2017 to the Huon Valley Interim Planning Scheme 2015 in accordance with section 35(5A)(a) of the Land Use Planning and Approval Act 1993.</i>

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5. Code overlay maps

No.	Description	Direction
5.1	C6.0 Local Historic Heritage Code – Heritage Places	(a) Revise the Local Heritage Places overlay mapping by removing all deleted heritage places except places C6.1.1 – C6.1.12 as identified in the written document. (b) Revise the Local Heritage Places overlay by clipping the overlay so that the mapping is confined to the boundaries of folio of the Register 115970/1 and reflects the specific extent of C6.1.12 i.e. applies 50m from the three sheds at Huon Highway folio of the Register 115970/1. <i>Reason: To accurately map the Local Heritage Places.</i>
5.2	C7.0 Natural Assets Code - Future Coastal Refugia Overlay	Revise the areas of the Future Coastal Refugia overlay maps by removing the overlay from all land parcels under PID 2107952 and PID 7695562 and the road reserve adjacent to FR 203087/3 as identified with the blue line in the diagram below:  <i>Reason: To apply the overlay consistent with Guideline No. 1.</i>
5.3	C7.0 Natural Assets Code – Priority Vegetation Area Overlay	Revise the Priority Vegetation Area overlay map by merging the shape files on the overlay so that visible seams are removed. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>
5.4	C8.0 Scenic Protection Code - Scenic Protection Area Overlay and the Scenic Road Corridor Overlay	Revise the mapping for the Scenic Protection Area overlay and the Scenic Road Corridor overlay as follows: - Annotate the mapping with clause numbers for each Scenic Protection Area and Scenic Road Corridor; and

Attachment A

		- Remove the overlays from the Utilities Zone (note that this will need to be completed following modifications made to the zone maps to ensure that the Utilities Zone is applied to the State road casement). <i>Reason: To be consistent with the zone and code overlay application guidelines and to ensure that the overlay transitions as required by the Minister's transitional declarations.</i>
5.5	C12.0 Flood-Prone Areas Hazard Code - Flood-Prone Areas Overlay	Revise the draft LPS by deleting the Flood-Prone Areas Overlay. <i>Reason: To meet requirements of the Ministerial declarations and Schedule 6, Clause 8D(3) of the Land Use Planning and Approval Act 1993.</i>
5.6	All Code overlay maps	Revise the PDF mapping to show overlapping sheet lines. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>

6. Specific area plan, local area objectives and site-specific qualification overlays

No.	Description	Direction
6.1	Specific Area Plan Overlay	Revise the overlay maps by deleting HUO-S4.0 Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan and HUO-S5.0 Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan. <i>Reason: The SAPs do not comply with section 32(4) of the Land Use Planning and Approvals Act 1993.</i>
6.2	Specific Area Plan Overlay	Revise the overlay maps by adding clause numbers to the SAPs in accordance with Practice Note 7. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>

Attachment A

No.	Description	Direction
6.3	Local Area Objectives Overlay	Revise the local area objectives overlay mapping by: - Annotating local area objectives HUO-29.1 with the clause number on the PDF mapping; - Applying the local area objectives for HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct. Note that the local area objective HUO-P3.2.1 must be limited to that part of folio of the Register 45212/1 (historic title – now 172539/1) that is still contained within the PPZ, and that local area objective HUO-P3.2.2 must be limited to that area within 15m of Main Road/Huon Highway. <i>Reason: To be consistent with revisions to the draft LPS written document.</i>
6.4	Site-specific Qualifications Overlay	Revise the overlay maps by: - deleting SSQ HUO-21.1; - amending SSQ HUO-19.1 so that it is removed from FR 142071/3 and applied to all parts of PID 5261568 and PID 5261576 that are zoned General Industrial; - revising the numbers for SSQs HUO-10.3, HUO-10.4 and HUO-14.4 as SSQs HUO-10.1, HUO-10.2 and HUO-14.1 respectively as shown in the written document. <i>Reason: To meet the Local Provisions Schedule requirements of the SPPs, to ensure that the overlay mapping is consistent with the draft LPS written document, and to meet technical requirements consistent with Practice Note 7.</i>
6.5	All mapping for Local Area Objectives, SAPs and SSQs	Revise the PDF mapping to show overlapping sheet lines. <i>Reason: To meet technical requirements consistent with Practice Note 7.</i>

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Huon Valley Local Provisions Schedule

HUO-Local Provisions Schedule Title

HUO1.1 This Local Provisions Schedule is called the Huon Valley Local Provisions Schedule and comprises all the land within the municipal area.

HUO Effective Date

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

HUO-Local Area Objectives

HUO-28.0 Recreation Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-28.1	Huonville Recreation Ground shown on an overlay map as HUO-28.1.	(a) To provide for a suitable mix of uses that: (i) are complementary and subservient to the primary role of the site as public open space for sporting, recreational and community use for the broader Huon Valley region; and (ii) fosters the integration, co-location and sharing of sporting, recreational and community facilities.

HUO-29.0 Open Space Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-29.1	Huonville shown on an overlay map as HUO-29.1	(a) To provide for the area to be utilised as a regional open space and recreation destination, of a scale and quality which: (i) attracts visitation to the town from outside of the Huon Valley; and (ii) facilitates economic activity beyond its role as a Rural Service Centre; (b) To provide for a suitable mix of uses that support and activate the regional open space and recreation destination, which are small scale and/or connected with recreational uses, such as: (i) a kiosk/café or an outlet for hire of recreation equipment such as bikes or kayaks; (ii) space for uses such as food trucks/vans or a market; and (iii) social enterprise, recreational facilities and activities;

		which are sympathetic to the primary recreational use. (c) To provide for a suitable mix of uses which facilitate public recreational facilities within proximity to the Huon River, including: (i) small scale water access infrastructure, to facilitate the on-water linkages between Huonville and nearby townships; and (ii) display of art, and interpretation. (d) To provide for a suitable mix of uses that: (i) enable views of the Huon River particularly from public open space; and (ii) facilitate public foreshore access. (e) To maximise walkability and connectivity with safe, efficient and convenient movement for pedestrians and cyclists: (i) between residential, commercial and recreational areas within Huonville and to the Huon River; and (ii) between Huonville and nearby townships.

HUO-P1.0 Particular Purpose Zone – Future Road Corridor

HUO-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Future Road Corridor is:

- HUO-P1.1.1 To identify land that may be required for a road corridor in the future.
- HUO-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.
- HUO-P1.1.3 To not compromise future road corridors by allowing use or development that prevents the road being constructed through its chosen route, as a result of an increase in social or economic costs.

HUO-P1.2 Local Area Objectives

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

HUO-P1.3 Definition of Terms

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

HUO-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Permitted	
Passive Recreation	
Resource Development	If for agricultural use excluding for controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for minor utilities or road infrastructure.
Discretionary	
Resource Development	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

HUO-P1.5 Use Standards

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

HUO-P1.6 Development Standards for Buildings and Works

HUO-P1.6.1 Buildings and works

Objective:	That buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Buildings or works are for the development of a road by, or under the direction of, the road authority.	P1 Buildings or works must not preclude the future use and development of land for road infrastructure.
A2	Buildings and other permanent improvements must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.

HUO-P1.7 Development Standards for Subdivision

HUO-P1.7.1 Subdivision

Objective:	That the subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Subdivision is for the purposes of creating a lot for the development of a road by, or under the direction of, the road authority.	P1 No Performance Criterion.
A2	Subdivision must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.

HUO-P1.8 Tables

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

HUO-P2.0 Particular Purpose Zone – Southwood Integrated Timber Processing Site

HUO-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Southwood Integrated Timber Processing Site is:

- HUO-P2.1.1 To recognise the regional economic importance of Southwood and its strategic location for timber, mineral and rural resources.
- HUO-P2.1.2 To integrate infrastructure and use within the site.
- HUO-P2.1.3 To provide for the protection of water resources.

HUO-P2.2 Local Area Objectives

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

HUO-P2.3 Definition of Terms

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

HUO-P2.4 Use Table

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Bulky Goods Sales	If for a timber yard.
Extractive Industry	
Manufacturing and Processing	If for the primary input is timber, mineral or agricultural resource.
Natural and Cultural Values Management	
Resource Processing	If primary input is timber, mineral or agricultural resource.
Service Industry	If primarily related to machinery or vehicles associated with timber, mineral or agricultural resource.
Storage	If for liquid fuel depot, solid fuel depot or wood yard.
Utilities	
Discretionary	
Emergency Services	

Food Services	
Manufacturing and Processing	If not listed as Permitted.
Research and Development	
Recycling and Waste Disposal	
Resource Processing	If not listed as Permitted.
Transport Depot and Distribution	
Vehicle Fuel Sales and Services	If primarily related to vehicles associated with timber, mineral or agricultural resource.
Prohibited	
All other uses	

HUO-P2.5 Use Standards

HUO-P2.5.1 Discretionary uses

Objective:	That Discretionary uses protect the operational efficiency of existing uses.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Discretionary uses must: (a) not compromise the operational efficiency of any existing use in the zone through conflicts over matters including vehicular access, amenity, operational hours, use and capacity of existing infrastructure; and (b) be of a scale or purpose that can complement existing uses.	

HUO-P2.5.2 Location of use

Objective:	That Discretionary uses benefit from the site's strategic positioning.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Discretionary uses must benefit from the location of the site, existing infrastructure or forestry road network to the extent that the use cannot reasonably be located in a Light Industrial Zone or General Industrial Zone elsewhere in the municipal area.	

HUO-P2.6 Development Standards for Buildings and Works

HUO-P2.6.1 Setback

Objective:	To protect the aesthetic and environmental qualities of the Huon River.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from the Huon River of not less than 100m excluding for a building with a gross floor area not more than 20m ² .		P1 Buildings must be sited to: (a) minimise adverse impact on the landscape as viewed from the Huon River; and (b) maintain soil and water quality alongside of the Huon River.

HUO-P2.7 Development Standards for Subdivision

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

HUO-P2.8 Tables

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

HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct

HUO-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Franklin Marine and Tourism Precinct is:

- HUO-P3.1.1 To provide for boat and ship building activities alongside education, recreation and tourism activities.
- HUO-P3.1.2 To retain and enhance access to the Huon River.

HUO-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-P3.2.1	Franklin Evaporators shown on an overlay map as HUO-P3.2.1 and in Figure HUO-P3.1.	To provide for: (a) the former industrial site, Franklin Evaporators (Folio of the Register ~~45212/1172539/1~~), to become a tourism drawcard with a range of uses that complement and benefit from proximity to established boat building facilities and the Huon River. (b) To provide for a range of complementary uses.
HUO-P3.2.2	Franklin Marine and Tourism Precinct, within 15m of Main Road/Huon Highway, Franklin shown on an overlay map as HUO-P3.2.2 and in Figure HUO-P3.1.	To provide for: (a) development of a modest, single storey scale and design that is respectful of traditional residential form, exemplified by existing buildings along Main Road/Huon Highway, Franklin, that are located within the Franklin Heritage Specific Area Plan; and (b) commercial or community use.

HUO-P3.3 Definition of Terms

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

HUO-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Educational and Occasional Care	If not for a childcare centre, day respite facility, kindergarten and primary school.
General Retail and Hire	If related to boating or shipping.
Manufacturing and Processing	If related to boat or ship building.
Service Industry	If for the cleaning, maintenance or repair of boats or ships.
Sports and Recreation	If for an outdoor recreation facility.
Discretionary	
Community Meeting and Entertainment	
Food Services	
General Retail and Hire	If not for department store or supermarket.
Hotel Industry	If located on Folio of the Register 172539/1.
Pleasure Boat Facility	
Port and Shipping	
Research and Development	
Resource Processing	
Tourism Operation	
Visitor Accommodation	If located on Folio of the Register 172539/1.
Prohibited	
All other uses	

HUO-P3.5 Use Standards

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

HUO-P3.6 Development Standards for Buildings and Works

HUO-P3.6.1 Building height

Objective:	That building height contributes positively to the streetscape and does not result in unreasonable adverse impact on amenity to adjoining land.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than: (a) 5m if within 20m of the centreline of Main Road/Huon Highway, Franklin; (b) 9m elsewhere.	P1 Building height must: (a) be the minimum necessary for the purpose of the building; (b) prevent visual impact when viewed from adjoining properties, due to bulk and height; (c) be consistent with the scale of other buildings in the zone; (d) not unreasonably overshadow adjacent public space; and (e) be not more than 8m if within 20m of the centreline of Main Road/Huon Highway, Franklin.

HUO-P3.6.2 Design

Objective:	That building design is sympathetic to typical buildings forms within the zone and within Franklin.
Acceptable Solutions	Performance Criteria
A1 Building design must address the street by: (a) providing the main pedestrian entrance to the building at the frontage; (b) avoiding large expanses of blank walls in the front façade and facades facing other public space boundaries; (c) screening mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (d) incorporating roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and	P1 Building design must enhance the streetscape by: (a) providing the main access to the building in a way that addresses the street or other public space boundary; (b) treating large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art, so as to contribute positively to the streetscape and public space; (c) ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;

(e) providing roof materials that consist of painted or unpainted tin, metal, Colorbond or equivalent.	(d) ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (e) having a roof pitch that when viewed in combination the height, scale, bulk and form of other building elements, complements typical building forms elsewhere in Franklin; (f) providing roof materials that consist of painted or unpainted tin, metal, Colorbond or equivalent; and (g) being consistent with any local area objectives provided for the area.
A2 No Acceptable Solution.	P2 A new building must: (a) have a height, scale, bulk and form that does not dominate other buildings in the zone; (b) if within 20m of the centreline of Main Street/Huon Highway have a height, scale, bulk and form that provides a strongly defined street edge and is respectful of traditional building patterns elsewhere in Franklin; and (c) not imitate any building listed on the Tasmanian Heritage Register or a Local Historic Heritage Code list in this planning scheme.

HUO-P3.6.3 No build areas

Objective:	To maintain important vistas of the Huon River from the Huon Highway and side roads.	
Acceptable Solutions		Performance Criteria
A1 Buildings and works within the area marked 'No Build Area' in Figure HUO-P3.1 must have a maximum height above existing ground level of not more than 0.25m.		P1 Buildings and works within the area marked 'No Build Area' in Figure HUO-P3.1 must have minimal intrusion on views of the Huon River from a public road.

HUO-P3.6.4 Public access

Objective:	To maintain public access to the Huon River.	
Acceptable Solutions		Performance Criteria
A1 Buildings and works must not impede public access to the Huon River.		P1 Buildings and works must be designed or sited to maintain or enhance public access to the Huon River.

HUO-P3.7 Development Standards for Subdivision

HUO-P3.7.1 Maximum number of new lots off Main Street / Huon Highway

Objective:	To preserve the heritage and character values of Franklin by limiting the number of new lots that can be created if fronting Main Road/Huon Highway, Franklin.	
Acceptable Solutions		Performance Criteria
A1 For a lot with frontage to Main Road/Huon Highway, Franklin, subdivision must create no more than one new lot from a parent lot in existence as at 1 July 2012.		P1 No Performance Criterion.

HUO-P3.7.2 Subdivision

Objective:	That subdivision is sympathetic to the historic pattern of subdivision and does not create potential for future incompatible development.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or a lot proposed in a plan of subdivision must not result in: (a) detriment to the heritage and character values of Franklin; (b) a pattern of subdivision unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (c) size and shape of lots unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (d) loss of curtilage to an existing building that contributes to the heritage and character values of Franklin;

	(e) potential for a confused understanding of the development of Franklin; and (f) an increased likelihood of future development that is incompatible with the heritage and character values of Franklin.

HUO-P3.8 Tables

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



Figure HUO-P3.1 No build areas

HUO-S1.0 Franklin Heritage Specific Area Plan

HUO-S1.1 Plan Purpose

The purpose of the Franklin Heritage Specific Area Plan is:

- HUO-S1.1.1 To recognise and protect the heritage and character values of Franklin that are set out in Table S1.9.1.
- HUO-S1.1.2 To provide for sympathetic building height, scale, bulk and form and subdivision design.
- HUO-S1.1.3 To recognise and protect vistas to and from the Franklin foreshore.

HUO-S1.2 Application of this Plan

- HUO-S1.2.1 The specific area plan applies to the area of land designated as Franklin Heritage Specific Area Plan on the overlay maps.

- HUO-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 are in addition to, the provisions of:

- (a) Low Density Residential Zone;
 - (b) Rural Living Zone;
 - (c) Village Zone;
 - (d) Rural Zone;
 - (e) Recreation Zone;
 - (f) Open Space Zone;
 - (g) Environmental Management;
 - (h) Utilities zone;
 - (i) Signs Code; and
 - (j) Parking and Sustainable Transport Code,
- as specified in the relevant provision.

- HUO-S1.2.3 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information to determine compliance with development standards:

- (a) a conservation plan;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;
- (c) a statement of significance; and/or
- (d) a heritage impact statement.

HUO-S1.3 Local Area Objectives

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

HUO-S1.4 Definition of Terms

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

HUO-S1.5 Use Table

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

HUO-S1.6 Use Standards

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

HUO-S1.7 Development Standards for Buildings and Works

HUO-S1.7.1 Building height

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and clause 10.5.1 Non-dwelling development A1 and P1, Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1, Village Zone – clause 12.4.2 Building height, Rural Zone – clause 20.4.1 Building height, Recreation Zone – clause 28.4.1 Building height, setback and siting A1 and P1 and Open Space Zone – clause 29.4.1 Building height, setback and siting A1 and P1.

Objective:	That building height is sympathetic to the heritage and character values of Franklin and does not result in unreasonable impact on amenity of adjoining land.	
Acceptable Solutions		Performance Criteria
A1 Building height, excluding for an outbuilding or a fence, must be not more than: (a) 4m in the Open Space Zone; or (b) 5m otherwise.		P1 Building height must: (a) be consistent with the heritage and character values of Franklin. (b) be consistent with the height of existing buildings on adjoining properties, particularly any building on the Tasmanian Heritage Register; (c) be proportional to the scale, bulk and form of the building having regard to the heritage and character values of Franklin and any specific heritage values of adjacent buildings; (d) minimise loss of view to and from the Huon River foreshore from public land and roads; and (e) not cause an unreasonable loss of residential amenity on adjoining properties by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or

	further decrease sunlight hours if already less than 3 hours; and (iii) visual impact when viewed from adjoining properties, due to bulk and height.
A2 A dwelling must have no more than one habitable storey excluding for a dormer room.	P2 No Performance Criterion.

HUO-S1.7.2 Setback

This clause is in substitution for Low Density Residential Zone – clause 10.4.3 Setback and clause 10.5.1 Non-dwelling development A2 and P2 and A3 and P3, Rural Living Zone – 11.4.2 Building height, setback and siting A2, P2, A3 and P3, Village Zone – clause 12.4.3 Setback, Rural Zone – clause 20.4.2 Setbacks, Recreation Zone – clause 28.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4, Open Space Zone – 29.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4.

Objective:	That building setback is sympathetic to the heritage and character values of Franklin, is sympathetic to the prevailing building setback from a frontage and does not result in unreasonable adverse impact on residential amenity to adjoining land.
Acceptable Solutions	Performance Criteria
A1 Buildings must be parallel to the frontage and have a setback from a frontage of: (a) not more than 3m; or (b) not less than an existing building on site if for an addition.	P1 Building setback from frontage must: (a) be compatible with the heritage and character values of Franklin; (b) be consistent with the prevailing building setback from frontage of other buildings on the same side of a road and within 100m of the site, generally maintaining a continuous building line in the streetscape; and (c) be sympathetic with the building setback from frontage of any building on the Tasmanian Heritage Register on or adjoining the site.
A2 Buildings must have a setback from side and rear boundaries of not less than 3m.	P2 Buildings must be sited from side and rear boundaries: (a) to retain existing or potential vehicular access to the rear of the site; (b) be appropriate for the height, scale, bulk and form of the building and other buildings in the streetscape having regard to the heritage and character values of Franklin;

	(c) be sympathetic to any building on the Tasmanian Heritage Register on or adjoining the site having regard to the height, scale, bulk and form; and (d) be sufficient to prevent an unreasonable loss of residential amenity to adjoining properties by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact, when viewed from adjoining properties, through building bulk and massing.

HUO-S1.7.3 Design

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That building design is sympathetic to the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Building design for a new structure, excluding an outbuilding or a fence, must: (a) provide a height, scale, bulk and form that complements buildings within 100m of the site; (b) is sympathetic to any building on the Tasmanian Heritage Register within 100m of the site; (c) not result in detriment to the heritage and character values of Franklin; and (d) avoid imitation of a building on the Tasmanian Heritage Register within this Specific Area Plan.
A2 An addition to an existing building must be located to the rear of that building as viewed from the primary frontage.		P2 Additions to a building must complement the heritage and character values of Franklin.

A3 A building, excluding an outbuilding, must have a roof pitch no less than 22.5 degrees.	P3 A building, excluding an outbuilding, must have a roof pitch that when viewed in combination with the height, scale, bulk and form of other building elements complements the heritage and character values of Franklin.
A4 External wall cladding of a building must not be comprised of face brick, steel, masonry, cement sheet, concrete or equivalent materials to more than 10% of the surface area.	P4 External wall cladding of a building must when viewed in combination with the height, scale, bulk and form of the building complement the heritage and character values of Franklin.
A5 Roof materials must be tin, metal, Colorbond or equivalent.	P5 No Performance Criterion.

HUO-S1.7.4 Landscaping

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of sites for non-residential use.	
Acceptable Solutions		Performance Criteria
A1 Landscaping along the frontage of a site is not required if: (a) development is associated with a residential use; or (b) an existing or proposed building extends across the width of the frontage (excluding for vehicular access ways) with a setback to frontage of less than 1m.		P1 Landscaping must be provided for sites for non-residential use to: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; and (d) be compatible with the heritage and character values of Franklin.

HUO-S1.7.5 Outdoor Storage Areas

This clause is in substitution for Low Density Residential Zone – clause 10.5.1 Non-residential development A6 and P6, Village Zone – clause 12.46 Outdoor storage areas, Recreation Zone – clause 28.4.2 Outdoor storage areas and Open Space Zone 29.4.2, and in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works and Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas for a non-residential use must: (a) be located behind the building line and the goods and materials stored therein screened from public view; and (b) not encroach upon car parking areas, driveways or landscaped areas.		P1 Outdoor storage areas for a non-residential use must: (a) be located, treated or screened to not cause unreasonable loss of visual amenity of the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.

HUO-S1.7.6 Fencing

This clause is in substitution for Low Density Residential Zone – clause 10.4.5 Frontage fences for all dwellings and clause 10.5.1 Non-dwelling development A5 and P5, Village Zone – clause 12.4.5 Fencing, and is in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the height and design of a front fence is consistent with the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 Fencing must: (a) fences and gates of greater height than 0.7m must not be erected within 4.5m of the frontage; and (b) fences along a frontage must be 60% transparent.		P1 Fencing must contribute positively to the heritage and character values of Franklin. having regard to: (a) the height of the fence which must be no more than 1m within 4.5m of a frontage; (b) the transparency of the fence which must be no less than 20% if along a frontage; (c) the prevailing height and transparency of fences along a frontage within 100m of the site; (d) the design of the fence; (e) the fence materials and construction; and (f) the nature of the use.

HUO-S1.7.7 Outbuildings

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the size, number and siting of outbuildings does not detract from the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must: (a) have a combined floor area not more than 60m²; (b) have a individual floor area not more than 36m²; (c) have a building height not more than 4.5m; and (d) have a setback from a frontage of not less than 5m greater than the setback of the existing or proposed dwelling on the site.		P1 Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to: (a) not be visually prominent from the road; (b) maintain the primacy of the presentation of an existing or proposed dwelling or other commercial building on the site; (c) be consistent with the scale of outbuildings on the site or in close visual proximity; and (d) be compatible with the heritage and character values of Franklin.

HUO-S1.7.8 Siting of car parking

This clause is in addition to Parking and Sustainable Transport Code – clause C2.0.

Objective:	That the location of uncovered car parking spaces does not detract from the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 The siting of uncovered parking spaces for cars, boats or other vehicles must only be to the rear of the main building on the site as viewed from the primary frontage.		P1 The siting of uncovered parking spaces for cars, boats or other vehicles must satisfy all of the following: (a) maintain the primacy of the presentation of an existing or proposed dwelling or other commercial building on the site; and (b) be compatible with the heritage and character values of Franklin.

HUO-S1.7.9 Demolition

This clause is in addition to Low Density Residential Zone –clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the demolition in whole or in part of buildings or works does not detract from the heritage and character values of Franklin.
Acceptable Solutions	Performance Criteria
A1 Demolition must not result in the loss of: (a) not more than 20m² of floor area; and (b) buildings or works within 20m of the frontage.	P1 Demolition must not result in the loss of: (a) buildings or works that are integral to the heritage and character values of Franklin; (b) contributory fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the heritage and character values of Franklin; or (c) unless all of the following apply; (i) there are, environmental, social, economic or safety reasons of greater value to the community than the elements that contribute to heritage and character values of Franklin; (ii) there are no prudent or feasible alternatives; (iii) opportunity is created for a replacement building that must be more complementary to the heritage and character values of Franklin.

HUO-S1.7.10 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

This clause is in substitution for Signs Code – clause C1.6.4 Signs.

Objective:	That the size, design and siting of signs complements and does not impact on the heritage and character values of Franklin that are set out in Table S1.9.1.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A sign must: (a) be located in a manner that minimises impact on the heritage and character values of Franklin;

	(b) be placed so as to allow the architectural details of the building to remain prominent; (c) be of a size and design that must not substantially diminish the heritage and character values of Franklin; (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible; (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values; (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints; (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building; (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character; and (i) not use internal illumination in a sign unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.

HUO-S1.7.11 No build areas

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	To preserve important vistas of the Huon River from side streets and lanes and from the Huon Highway near the entrance to Franklin.
Acceptable Solutions	Performance Criteria
A1 Buildings or works are not located within the areas depicted by grey hatching and marked 'no build areas' on the planning scheme maps.	P1 Buildings or works located within the areas depicted by grey hatching and marked no build areas on the planning scheme maps must have minimal intrusion into views of the Huon River from a public road.

HUO-S1.7.12 Multiple Dwelling Density

This clause is in addition to Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings and Village Zone – clause 12.4.1 Residential density and servicing for multiple dwellings.

Objective:	To preserve the heritage and character values of Franklin by limiting the density of multiple dwellings.	
Acceptable Solutions		Performance Criteria
A1 No more than two dwellings per site as in existence at 1 July 2012.		P1 No Performance Criterion.

HUO-S1.8 Development Standards for Subdivision

HUO-S1.8.1 Maximum Number of New Lots off Main Street / Huon Highway

This clause is in addition to Low Density Residential Zone – clause 10.6.1 Lot design, Rural Living Zone – clause 11.5.1 Lot design, Village Zone – clause 12.5.1 Lot design, Rural Zone – clause 20.5.1 Lot design, Recreation Zone – clause 28.5.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	To preserve the heritage and character values of Franklin by limiting the number of new lots that can be created if fronting Main Road / Huon Highway.	
Acceptable Solutions		Performance Criteria
A1 For a lot with frontage to Main Road / Huon Highway, subdivision must create no more than one new lot from a parent lot in existence as at 1 July 2012.		P1 No Performance Criterion.

HUO-S1.8.2 Subdivision

This clause is in addition to Low Density Residential Zone – clause 10.6.1 Lot design, Rural Living – clause 11.5.1 Lot design, Village Zone – clause 12.5.1 Lot design, Rural Zone – clause 20.5.1 Lot design, Recreation Zone – clause 28.5.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	That subdivision is sympathetic to the historic pattern of subdivision and does not create potential for future incompatible development.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision must not result in: (a) detriment to the heritage and character values of Franklin;

	(b) a pattern of subdivision unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (c) size and shape of lots unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (d) loss of curtilage to an existing building that contributes to the heritage and character values of Franklin; (e) potential for a confused understanding of the development of Franklin; and (f) an increased likelihood of future development that is incompatible with the heritage and character values of Franklin.

HUO-S1.9 Tables

Table S1.9.1 Heritage and character values in Franklin

Description	Franklin is a small, riverside rural township. Franklin's origins lie with the philanthropy of Lady Jane Franklin who formed 'the Settlement' during the 1830's in an area now known as Franklin. Franklin has since developed with a unique sense of place informed by its riverside setting and surrounding rural hinterland together with the form, scale and positioning of buildings. Franklins' numerous historic cultural heritage places also contribute to the sense of place of Franklin. The design, scale, bulk and form of all buildings contribute to the character of Franklin and its streetscapes.
Heritage and character values of Franklin.	Heritage and character values of Franklin, that are to be maintained, are as follows: (a) a strong linear form positioned between the Huon River and rural hills affording extensive views of the river and creating a strong sense of place; (b) the established and well defined approaches to Franklin from the north and south; (c) evidence of the boundaries of 'the Settlement'; (d) the extensive reclaimed foreshore area providing opportunities for open space and recreation; (e) a mix of land uses, particularly along Main Street / Huon Highway, resulting in part from the lack of a central commercial area; (f) a dominance of single storey, modest dwellings with the majority dating from either pre-1910 or the inter-war period; (g) public and commercial buildings of a scale commensurate with older dwellings or, in some instances, key landmarks in the streetscape through the unique use of height, scale and brick facade; (h) a dominance of timber cladding and corrugated iron roofs (or modern equivalents) in buildings;

	(i) the strong street presence of dwellings and commercial buildings achieved through minimal frontage setbacks and design elements such as a front verandah or patio, that clearly define the main pedestrian access, which is positioned to face the street; (j) garages, carports, outbuildings and car parking areas positioned to the rear of buildings enhancing the street presence and primacy of dwellings and commercial buildings in the streetscape; (k) small-scale, transparent front fencing often complemented by incorporated low-level landscaping or physical front fencing substituted by low-level landscaping; (l) relatively narrow roads and lanes leading off Main Street / Huon Highway that exhibit low level road engineering, with the absence of kerb and gutter or a concrete footpath, and rise up towards the western slopes in, at times, ad hoc alignments.

HUO-S2.0 Eggs and Bacon Bay Specific Area Plan

HUO-S2.1 Plan Purpose

~~This Specific Area Plan carries forward existing provisions from the Port Cygnet Planning Scheme 1988 with minor modifications to development standards, such as a slightly larger (and more practical) maximum outbuilding size.~~

~~It is necessary to do so to carry forward building envelopes and maximum building footprints for lots in this area which are not specified as covenants on the lots.~~

The purpose of the Eggs and Bacon Bay Specific Area Plan is:

- HUO-S2.1.1 To retain the existing character of modest single storey shacks and dwellings set amongst native coastal vegetation.
- HUO-S2.1.2 To provide for continued public access to the foreshore.

HUO-S2.2 Application of this Plan

HUO-S2.2.1 The specific area plan applies to the area of land designated as Eggs and Bacon Bay Specific Area Plan on the Planning Scheme maps.

HUO-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and/or in addition to, the provisions of:

- ~~(a)~~ (a) Low Density Residential Zone;
 - ~~(a)(b)~~ (a)(b) Landscape Conservation Zone; and
 - ~~(b)(c)~~ (b)(c) Utilities Zone,
- as specified in the relevant provision.

HUO-S2.3 Local Area Objectives

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

HUO-S2.4 Definition of Terms

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

HUO-S2.5 Use Table

This sub-clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table and Landscape Conservation Zone – clause 22.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	

Permitted	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for single dwelling, ancillary dwelling or home based business. Excluding on Folio of the Register 138460/11.
Utilities	If located on Folio of the Register 138460/11.
Visitor Accommodation	
Discretionary	
Utilities	Excluding if Permitted.
Prohibited	
All other uses	

This clause is in substitution for Utilities Zone – clause 26.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If located on Folio of the Register 55788/21 and for the treatment of sewage.
Discretionary	
Sports and Recreation	
Utilities	Excluding if Permitted.
Prohibited	
All other uses	

HUO-S2.6 Use Standards

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

HUO-S2.7 Development Standards for Buildings and Works

HUO-S2.7.1 Building Height

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and 10.5.1 Non-dwelling development and Utilities Zone – clause 26.4.1 Building height, and Landscape Conservation Zone – clause 22.4.2 A1 and P1 Building Height, siting and exterior finishes.

Objective:	That building height:	
	(a) contributes positively to the landscape; and	
	(b) retains a modest scale of buildings.	
Acceptable Solutions		Performance Criteria
A1		P1
Building height must be no more than 5m.		No Performance Criterion.

HUO-S2.7.2 Setback

This clause is in substitution for 10.0 Low Density Residential Zone – clause 10.4.3 Setback and clause 10.5.1 Non-dwelling development and 26.0 Utilities Zone – clause 26.4.2 Setbacks, and Landscape Conservation Zone – clause 22.4.2 A2 and P2, A3 and P3, and A4 and P4 Building Height, siting and exterior finishes.-

Objective:	That building setback:	
	(a) contributes positively to the coastal landscape; and	
	(b) does not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions		Performance Criteria
A1		P1
Outbuildings must have a setback from a:		Buildings must be sited to:
(a) frontage of not less than 3m;		(a) be sufficient to prevent an unreasonable loss of residential amenity by:
(b) side boundary of not less than 3m; and		(i) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;
(c) rear boundary of not less than 8m.		(ii) overlooking and loss of privacy;
		(iii) visual impact when viewed from adjoining properties;
		(b) minimise adverse impact on the landscape and loss of native vegetation.

HUO-S2.7.3 Maximum gross floor area per lot

This clause in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5.1 Non-dwelling development.

Objective:	That buildings are of a modest scale.	
Acceptable Solutions		Performance Criteria
A1 Floor area of a building must not exceed the amount specified for the lot in Table S2.9.1.		P1 No Performance Criterion.

HUO-S2.8 Development Standards for Subdivision

HUO-S2.8.1 Subdivision

This clause is in substitution for 10.0 Low Density Residential Zone – clause 10.6.1 Lot design and Utilities Zone – clause 26.5.1 Subdivision, and Landscape Conservation Zone – clause 22.5.1 Lot design.

Objective:	To prevent the subdivision of land within the Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1 No subdivision.		P1 No Performance Criterion.

HUO-S2.9 Tables

Table S2.9.1 Maximum gross floor area per lot

Lot	Maximum gross floor area, excluding for an outbuilding	Maximum gross floor area for an outbuilding
138460/2	130	18
138460/3	130	18
138460/4	81	18
138460/5	102	18
138460/6	130	18
138460/7	125	18
138460/8	130	18
138460/9	115	18

138460/10	130	18

HUO-S3.0 Green Point Specific Area Plan

HUO-S3.1 Plan Purpose

The purpose of the Green Point Specific Area Plan is:

HUO-S3.1.1 To limit the number of buildings for residential and visitor accommodation use.

HUO-S3.2 Application of this Plan

HUO-S3.2.1 The specific area plan applies to the area of land designated as Green Point Specific Area Plan on the Planning Scheme maps.

HUO-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and/or in addition to, the provisions of:

- (a) Rural Living Zone,
- as specified in the relevant provision.

HUO-S3.3 Local Area Objectives

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

HUO-S3.4 Definition of Terms

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

HUO-S3.5 Use Table

This sub-clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Residential	If for a single dwelling.
Visitor Accommodation	
Discretionary	
No uses	
Prohibited	
All other uses	

HUO-S3.6 Use Standards

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

HUO-S3.7 Development Standards for Buildings and Works

HUO-S3.7.1 Maximum number of buildings for residential and visitor accommodation use

This clause is in addition to the Rural Living Zone – clause 11.4 Development Standards for Buildings and Works.

Objective:	To retain established limitations on residential development to protect the scenic landscape.	
Acceptable Solutions		Performance Criteria
A1 For the Residential Use Class no more than two single dwellings and no other residential use are to be constructed excluding for non-habitable structures.		P1 No Performance Criterion.
A2 For the Visitor Accommodation Use Class no more than two structures are to be constructed except for non-habitable buildings.		P1 No Performance Criterion.

HUO-S3.8 Development Standards for Subdivision

HUO-S3.8.1 Subdivision

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design.

Objective:	To prevent the subdivision of land within the area to which this specific area plan applies.
Acceptable Solutions	Performance Criteria
A1 Subdivision is prohibited.	P1 No Performance Criterion.

HUO-S3.9 Tables

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

~~HUO-S4.0 Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan~~

~~HUO-S4.1 Plan Purpose~~

~~The purpose of the Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan is:~~

~~HUO-S10.1.1 To minimise and mitigate adverse impacts from development occurring on land that contains potentially acid sulfate soils.~~

~~HUO-S4.2 Application of this Plan~~

~~HUO-S4.2.1 The specific area plan applies to an area of land designated as the Potential Acid Sulfate Soils Specific Area Plan on the overlay maps.~~

~~HUO-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:~~

- ~~(a) Rural Zone;~~
 - ~~(b) Agriculture Zone;~~
 - ~~(c) Landscape Conservation; and~~
 - ~~(d) Environmental Management Zone,~~
- ~~as specified in the relevant provision.~~

~~HUO-S4.3 Local Area Objectives~~

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

~~HUO-S4.4 Definition of Terms~~

~~HUO-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:~~

Terms	Definition
acid sulfate soil	~~means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.~~
acid sulfate soil management plan	~~means a report prepared by a suitably qualified person in accordance with <i>Department of Primary Industries, Water and Environment (2009), Tasmanian Acid Sulphate Soils Management Guidelines</i>, that details:~~ ~~(a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development;~~ ~~(b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised;~~ ~~(c) an analysis of the level of risk to the development and the level of risk to users of the development;~~ ~~(d) an analysis of the level of risk to the environment; and~~

	~~(e) proposed management measures to reduce risk to an acceptable level if necessary.~~

~~HUO-S4.5 Use Table~~

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

~~HUO-S4.6 Use Standards~~

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

~~HUO-S4.7 Development Standards for Buildings and Works~~

~~HUO-S4.7.1 Development on Acid Sulfate Soils~~

~~This clause is in addition to Rural Zone clause 20.4 Development Standards for Buildings and Works, Agriculture Zone clause 21.4 Development Standards for Buildings and Works, Environmental Management Zone clause 23.4 Development Standards for Buildings and Works.~~

Objective:	That development subject to, or having potential to cause, an acid sulfate soil hazard is appropriately located and managed so that risk to property and the environment is reduced to an acceptable level.	
~~Acceptable Solutions~~		Performance Criteria
~~A1~~		P1
Building and works must be for:		Building and works must be designed, sited and constructed to minimise the risks of acid sulfate soil to property and the environment having regard to:
~~(a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater;~~		~~(a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater;~~
~~(a) excavation of no more than 100m³ of soil or sediment;~~		~~(a) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised;~~
~~(b) deposition of less than 500m³ of fill to a depth of no more than 0.5m;~~		~~(b) the potential for the development to be affected by acid sulfate soils;~~
~~(c) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m² and the maximum depth of excavation is 0.75m; or~~		~~(c) the level of risk and potential consequences for human health, property and the environment;~~
~~(d) forestry operations in accordance with a certified Forest Practices Plan.~~		~~(d) management measures to reduce risk to an acceptable level; and~~
		~~(e) the advice contained in an acid sulfate soil management plan.~~

~~HUO-S4.8 Development Standards for Subdivision~~

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

~~HUO-S4.9 Tables~~

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

~~HUO-S5.0 Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan~~

~~HUO-S5.1 Plan Purpose~~

~~The purpose of the Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan is:~~

~~HUO-S5.1.1 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.~~

~~HUO-S5.2 Application of this Plan~~

~~UO-S5.2.1 The specific area plan applies to the area of land designated as the Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan on the overlay maps.~~

~~HUO-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:~~

- ~~(a) General Residential Zone;~~
 - ~~(b) Rural Living Zone~~
 - ~~(c) Commercial Zone;~~
 - ~~(d) Rural Zone;~~
 - ~~(e) Agriculture Zone;~~
 - ~~(f) Landscape Conservation Zone;~~
 - ~~(g) Environmental Management Zone;~~
 - ~~(h) Utilities Zone; and~~
 - ~~(i) Community Purpose Zone,~~
- ~~as specified in the relevant provision.~~

~~HUO-S5.3 Local Area Objectives~~

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

~~HUO-S5.4 Definition of Terms~~

~~HUO-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:~~

Terms	Definition
dispersive soil	~~means soil or sediment with an exchangeable sodium percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.~~
dispersive soil management plan	~~means a report prepared by a suitably qualified person in accordance with Hardie, M. (2009): <i>Dispersive Soils and their Management: Technical Reference Manual</i> and DPIW (2009), <i>Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers</i> that details:~~ ~~(a) the dispersive potential of soils in the vicinity of the proposed~~

	development; (a) ~~the potential for the development to cause or contribute to gully or tunnel erosion;~~ (b) ~~an analysis of the level of risk to the development and the level of risk to users of the development; and~~ (c) ~~proposed management measures to reduce risk to an acceptable level if necessary.~~

~~HUO-S5.5 Use Table~~

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

~~HUO-S5.6 Use Standards~~

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

~~HUO-S5.7 Development Standards for Buildings and Works~~

~~HUO-S5.7.1 Development on Potential Dispersive Soils~~

~~This clause is in addition to Residential Zone—clause 8.4 Development Standards for Dwellings, Residential Zone—clause 8.5 Development Standards for Non-dwellings, Rural Living Zone—clause 11.4 Development Standards for Buildings and Works, Rural Zone—clause 20.4 Development Standards for Buildings and Works, Agriculture Zone—clause 21.4 Development Standards for Buildings and Works, Landscape Conservation Zone—clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone—clause 23.4 Development Standards for Buildings and Works, Utilities Zone—clause 26.4 Development Standards for Buildings and Works.~~

Objective	That development with the potential to disturb dispersive soil is appropriately located or managed: (a) ~~to minimise the potential to cause erosion; and~~ (b) ~~so that risk to property and the environment is reduced to an acceptable level.~~	
~~Acceptable Solutions~~		Performance Criteria
~~A1~~ Building and works must be for: (a) ~~works not involving the release of concentrated water or the disturbance of soils;~~ (b) ~~additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m²; or~~ (c) ~~forestry operations in accordance with a certified Forest Practices Plan.~~		P1 Building and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to: (a) ~~the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;~~ (b) ~~the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;~~

	~~(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;~~ ~~(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;~~ ~~(e) management measures that would reduce risk to an acceptable level; and~~ ~~(f) the advice contained in a dispersive soil management plan.~~

~~HUO-S5.8—Development Standards for Subdivision~~

~~HUO-S5.8.1—Subdivision on Potential Dispersive Soils~~

~~This clause is in addition to Residential Zone—clause 8.6 Development Standards for Subdivision, Rural Living Zone—clause 11.5 Development Standards for Subdivision, Rural—clause 11.5 Development Standards for Subdivision, Agriculture Zone—clause 21.5 Development Standards for Subdivision, Landscape Conservation Zone—clause 22.5 Development Standards for Subdivision, Environmental Management Zone—clause 23.5 Development Standards for Subdivision, Utilities Zone—clause 26.5 Development Standards for Subdivision.~~

Objective	That subdivision within an area of potentially dispersive soil minimises the potential for development to cause: ~~(a) erosion; and~~ ~~(b) risk to property and the environment.~~
~~Acceptable Solutions~~	~~Performance Criteria~~
~~A1~~ ~~No Acceptable Solution.~~	~~P1~~ ~~Each lot, or a lot proposed in a plan of subdivision must minimise the risks associated with dispersive soil to property and the environment, having regard to:~~ ~~(a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally;~~ ~~(a) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;~~ ~~(b) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;~~

	~~(c) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;~~ ~~(d) management measures that would reduce risk to an acceptable level; and~~ ~~(e) the advice contained in a dispersive soil management plan.~~

~~HUO-S5.9 Tables~~

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

HUO-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
HUO-10. ~~13~~	3494 Huon Highway, Franklin	170363/2	Additional Discretionary Use Classes for this site are: (a) Resource Development with the following qualification: ‘If for agriculture’; (b) Tourist Operation; and (c) Vehicle Parking.	Low Density Residential Zone – clause 10.2 Use Table
HUO-10. ~~42~~	3300 Huon Highway, Franklin	169799/1	An additional Discretionary Use Class for this site is: Resource Processing with the following qualification: ‘Only if for the treating, processing and packing of produce (plant resources) from the area, for a brewery, cidery, distillery, winery, or similar, located not less than 100m from the Huon Highway frontage.’	Low Density Residential Zone – clause 10.2 Use Table
HUO-14. ~~41~~	43 Mary Street, Cygnet	174298/0	An additional Permitted Use Class for this site is: Manufacturing and Processing with the following qualification: ‘Only for addition or alteration to existing glass manufacturing.’	Local Business Zone – clause 14.2 Use Table
HUO-19.1	85 Whale Point Road, and Whale Point Road, Port Huon	Land at Whale Point Road, Port Huon contained within ~~142071/3~~ and 142071/4; and land, including any accretion to the sea, adjoining the Huon River identified as HUO-19.1 on the Site Specific Qualifications Map.	An additional Discretionary Use Class for this site is: Resource Development with the following qualification: ‘Only for aquaculture or a marine farming shore facility’.	General Industrial Zone – clause 19.2 Use Table
~~HUO-21.1~~	~~20, 37 and Lot 2 Reekwood Road, Ranelagh~~	~~169912/2 154871/2 45028/1~~	~~An additional Permitted Use Class for this site is:~~	~~Agriculture Zone – clause 21.2 Use Table~~

			~~Resource Processing~~	
HUO-22.1	1118 Nicholls Rivulet Road, Nicholls Rivulet	143492/1	An additional Discretionary Use Class for this site is: Education and occasional care with the following qualification: 'Only if for a childcare centre, kindergarten, primary school, and/or secondary school.'	Landscape Conservation Zone – clause 22.2 Use Table
HUO-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ¹	Not applicable.	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be undertaken in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i> .	Environmental Management Zone – Clause 23.2

¹ Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

HUO-Code Lists

HUO-Table C3.1 Other Major Roads

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

HUO-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HUO-C6.1.1	Not applicable	Huonville	138 Glen Road	Not applicable	138685/1	Refer to attached datasheet – HUO-C6.1.1.
HUO-C6.1.2	Not applicable	Franklin	12 Jacksons Road	Not applicable	251619/1	Refer to attached datasheet – HUO-C6.1.2.
HUO-C6.1.3	Not applicable	Glen Huon	672 Glen Huon Road	'Valleyfield House'	141089/1	Refer to attached datasheet – HUO-C6.1.3.
HUO-C6.1.4	Not applicable	Brooks Bay	<u>23 White Cliffs Road,</u> 352,354,364,368, 376 Esperance Coast Road and adjoining Crown land	'The Settlement'	52146/7, 52146/8, 157639/2, <u>157639/4,</u> 141531/1, 38182/1, <u>5269/1,</u> <u>157639/4,</u> 52146/3	<u>Refer to attached datasheet – HUO-C6.1.4.</u> Specific Extent: <u>Includes road reservation and foreshore reserves as shown on the overlay as HUO-C6.1.4.</u> <u>Refer to attached datasheet – HUO-C6.1.4.</u>
HUO-C6.1.5	Not applicable	Dover	6626 Huon Highway	Not applicable	162218/1	Refer to attached datasheet – HUO-C6.1.5.
HUO-C6.1.6	Not applicable	Dover	Hope Island	Not applicable	<u>Authority Land, Parks and Wildlife Service, Crown Land, Not applicable</u>	Description: <u>Hope Island ruins (Crown land) -</u> Refer to attached datasheet – HUO-C6.1.6.
HUO-C6.1.7	Not applicable	Dover	6963 Huon Highway	Not applicable	7691/2	Refer to attached datasheet – HUO-C6.1.7.
HUO-C6.1.8	Not applicable	Geeveston	5093 Huon Highway	Not applicable	139166/1	Refer to attached datasheet – HUO-C6.1.8.

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HUO-C6.1.9	Not applicable	Geeveston	68 O'Halloran's Road	Not applicable	152992/3	Refer to attached datasheet – HUO-C6.1.9.
HUO-C6.1.10	Not applicable	Geeveston	13 Church Street	Not applicable	34294/1	Refer to attached datasheet – HUO-C6.1.10.
HUO-C6.1.11	Not applicable	Geeveston	105 Fourfoot Road	Not applicable	114235/1	Refer to attached datasheet – HUO-C6.1.11.
HUO-C6.1.12	Not applicable	Waterloo	Land adjacent to 5528 Huon Highway	Not applicable	115970/1	Refer to attached datasheet – HUO-C6.1.12.
~~HUO-C6.1.13~~	~~3463~~	~~Brooks Bay~~	~~376 Esperance Coast Road~~	~~House~~	~~52146/8~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.14~~	~~3464~~	~~Castle Forbes Bay~~	~~65 Fleurty's Road~~	~~House~~	~~118120/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.15~~	~~3466~~	~~Cygnet~~	~~22-24 George Street~~	~~St Mark's Church and Rectory and Cemetery~~	~~247133/2~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.16~~	~~3468~~	~~Cygnet~~	~~18 George Street~~	~~Former School – Play Group Centre~~	~~106267/4~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.17~~	~~3469~~	~~Cygnet~~	~~77 Mary Street~~	~~Cygnet Hotel~~	~~236698/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.18~~	~~3470~~	~~Cygnet~~	~~20 Mary Street~~	~~Former ANZ Bank~~	~~155816/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.19~~	~~3472~~	~~Cygnet~~	~~2 Mary Street~~	~~Commercial Hotel~~	~~163869/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.20~~	~~3474~~	~~Dover~~	~~23 Kent Beach Road~~	~~House (Redman)~~	~~10586/10~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.21~~	~~3476~~	~~Dover~~	~~6986 Huon Highway~~	~~Congregational Church & Cemetery~~	~~157632/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.22~~	~~3478~~	~~Dover~~	~~Huon Highway~~	~~Rammed Earth Kiln~~	~~DPIPWE (Crown Land Services)~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.23~~	~~3481~~	~~Franklin~~	~~3408 Huon Highway~~	~~Former Uniting Church and Hall~~	~~53383/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.24~~	~~3482~~	~~Franklin~~	~~171 Braeside Road~~	~~House~~	~~127986/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.25~~	~~3483~~	~~Franklin~~	~~7 Church Street~~	~~House~~	~~226414/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.26~~	~~3484~~	~~Franklin~~	~~9 Church Street~~	~~House~~	~~228576/1~~	~~See Tasmanian Heritage Register datasheet.~~
~~HUO-C6.1.27~~	~~3485~~	~~Franklin~~	~~3049 Huon Highway~~	~~House~~	~~132789/1~~	~~See Tasmanian Heritage Register datasheet.~~

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HUO-C6.1.28	3486	Franklin	3082 Huon Highway	House	29290/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.29	3487	Franklin	3128 Huon Highway	House (Hanson)	53450/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.30	3488	Franklin	3501 Huon Highway	House	N/A Crown Land Services	See Tasmanian Heritage Register datasheet.
HUO-C6.1.31	3489	Franklin	3464 Huon Highway	St Mary's Convent and School	165818/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.32	3490	Franklin	3462 Huon Highway	St Mary's Church	165818/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.33	3491	Franklin	3460 Huon Highway	St Mary's Presbytery	165818/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.34	3492	Franklin	3456 Huon Highway	House (Roberts)	100277/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.35	3493	Franklin	3448 Huon Highway	Franklin Lodge	64134/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.36	3494	Franklin	3445 Huon Highway	Hall	137405/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.37	3495	Franklin	3440 Huon Highway	Franklin Tavern	106137/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.38	3496	Franklin	3434A Huon Highway	House	155949/0	See Tasmanian Heritage Register datasheet.
HUO-C6.1.39	3497	Franklin	3430 Huon Highway	(Salmon A and H)	230696/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.40	3498	Franklin	3396 Huon Highway	Commercial Retail (Crowe)	47981/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.41	3499	Franklin	3388 Huon Highway	Former Palais Theatre	31223/1 27/834	See Tasmanian Heritage Register datasheet.
HUO-C6.1.42	3500	Franklin	3376 Huon Highway	House	142130/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.43	3501	Franklin	3368 Huon Highway	House	199764/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.44	3502	Franklin	3358 Huon Highway	House	16134/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.45	3503	Franklin	3351 Huon Highway	House	140221/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.46	3510	Franklin	3336 Huon Highway	House (Ingham)	24384/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.47	3511	Franklin	3582 Huon Highway	House	148602/1	See Tasmanian Heritage Register datasheet.

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HUO-C6.1.48	3512	Franklin	1-11 Kay Street	House	100843/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.49	3513	Franklin	3686 Huon Highway	House	147384/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.50	3514	Franklin	3826 Huon Highway	House	172879/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.51	3515	Franklin	3334 Huon Highway	House	53837/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.52	3516	Franklin	3328 Huon Highway	St Johns Anglican Church Hall	173592/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.53	3517	Franklin	3344 Huon Highway	Former Bank - Bowmont Centre	144487/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.54	3518	Franklin	3326 Huon Highway	St Johns Anglican Church	173593/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.55	3519	Franklin	41 Jacksons Road	House	223303/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.56	3521	Franklin	234 Jacksons Road	House	10991/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.57	3522	Franklin	97 Old Road	House	20970/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.58	3523	Franklin	48 Old Road	House	137432/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.59	3524	Franklin	224 Swamp Road	House	116411/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.60	3525	Franklin	1 Swamp Road	House	6332/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.61	3526	Franklin	7 Temperance Lane	House	61996/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.62	3527	Franklin	26 Temperance Lane	House	9290/5	See Tasmanian Heritage Register datasheet.
HUO-C6.1.63	3528	Franklin	24 Temperance Lane	House	31694/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.64	3529	Franklin	4 Walpole Lane	Hollywood House	138898/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.65	3530	Garden Island Creek	6066 Channel Highway	Garden Island Creek School	213257/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.66	3532	Geeveston	4886 Huon Highway	Congregational Church	149122/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.67	3533	Port Huon	44 Doody's Hill Road	Stonehaven	5208/1	See Tasmanian Heritage Register datasheet.

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HUO-C6.1.68	3535	Geeveston	2 School Road	Cambridge House	44361/4	See Tasmanian Heritage Register datasheet.
HUO-C6.1.69	3536	Geeveston	4841 Huon Highway	Hillcrest	90843/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.70	3538	Port Huon	34 Percy Street	House	145872/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.71	3541	Glen Huon	846 Glen Huon Road	House	17369/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.72	3543	Glen Huon	794 Glen Huon Road	Uniting Church & Cemetery	44/6984	See Tasmanian Heritage Register datasheet.
HUO-C6.1.73	3543	Glen Huon	794 Glen Huon Road	Uniting Church & Cemetery	164794/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.74	3545	Glen Huon	98 Watsons Road	House	8256/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.75	3546	Grove	35 Mountain River Road	Wincanton	172952/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.76	3547	Grove	130 Crabtree Road	Crabtree House	156461/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.77	3548	Grove	2013 Huon Highway	Grove House (Riversdale)	114914/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.78	3549	Crabtree	233 Crabtree Road	House	26770/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.79	3550	Grove	83 Mountain River Road	House	74686/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.80	3551	Mountain River	240 Mountain River Road	Mayfield	30152/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.81	3552	Mountain River	19 Sawyers Creek Road	Hope Valley Farm	22131/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.82	3554	Huonville	2717 Huon Highway	House (Ewins)	6192/7	See Tasmanian Heritage Register datasheet.
HUO-C6.1.83	3555	Huonville	38 Coolstore Road	House (Heron)	239726/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.84	3556	Huonville	11 The Esplanade	House	65876/6	See Tasmanian Heritage Register datasheet.
HUO-C6.1.85	3557	Huonville	133 Flood Road	Ferry Inn	147063/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.86	3559	Huonville	40-72 Wilmot Road	War Memorial	126804/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.87	3560	Huonville	2-4 Short Street	Huon Manor	31882/3	See Tasmanian Heritage Register datasheet.

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HUO-C6.1.88	3561	Huonville	172 Main Street	House	11396/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.89	3562	Huonville	155 Main Street	House	19071/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.90	3564	Huonville	102 Main Street	House	7980/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.91	3564	Huonville	104 Main Street	House	7980/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.92	3565	Huonville	40 Main Street	Huon Municipal Chambers	153362/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.93	3566	Huonville	21 Dowlings Road	Four Winds	23827/15	See Tasmanian Heritage Register datasheet.
HUO-C6.1.94	3567	Huonville	3 Shield Street	House	9049/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.95	3568	Huonville	59 Wilmot Road	Inlet Farm	131997/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.96	3569	Lune River	236 Lune River Road	House	226859/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.97	3571	Grove	2090 Huon Highway	House	47365/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.98	3572	Lower Longley	1465 Huon Highway	N/A	100084/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.99	3573	Lower Longley	1536 Huon Highway	House	244712/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.100	3574	Lucaston	360 Bakers Creek Road	House	56504/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.101	3575	Lucaston	54 Lucaston Road	Valley Farm	38/5876	See Tasmanian Heritage Register datasheet.
HUO-C6.1.102	3577	Lune River	175 Lune River Road	Cottage	123372/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.103	3578	Lymington	511 Lymington Road	House	229339/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.104	3579	Maatsuyker Island	N/A	Maatsuyker Light Station (including Lighthouse and Keeper's Houses)	47862/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.105	3580	Nicholls Rivulet	5 Cross Road	Former Methodist Church	231995/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.106	3581	Pelverata	1305 Pelverata Road	House	137623/1	See Tasmanian Heritage Register datasheet.

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HUO-C6.1.107	3582	Police Point	232 Police Point Road	Glenfiddich	139381/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.108	3583	Port Huon	4208 Huon Highway	House	26691/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.109	3584	Port Huon	4308 Huon Highway	Honeywood	16962/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.110	3586	Ranelagh	51 Agnes Street	Amesbury	136676/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.111	3588	Ranelagh	150 Lollara Road	House	154113/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.112	3589	Ranelagh	2 Louisa Street	Clifton	165868/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.113	3590	Ranelagh	1 Louisa Street	St James Anglican Church	164517/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.114	3591	Ranelagh	1 Louisa Street	St James Anglican Church Hall and Cemetery	164517/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.115	3592	Ranelagh	72 Helen Street	House	161313/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.116	3593	Ranelagh	209 Lollara Road	Avondale	142944/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.117	3594	Southport	8848 Huon Highway	The Big House	127736/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.118	3595	Southport	Southport Bluff	George III Shipwreck Monument	Parks and Wildlife Service!	See Tasmanian Heritage Register datasheet.
HUO-C6.1.119	3596	Southport	12 Roaring Beach Road	Burying Ground Point	168947/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.120	3596	Southport	Roaring Beach Road	Burying Ground Point	PID 5270608	See Tasmanian Heritage Register datasheet.
HUO-C6.1.121	3600	Petcheys Bay	414 Cygnet Coast Road	House	156360/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.122	3602	Huonville	8961 Channel Highway	House	128195/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.123	6647	Brooks Bay	368 Esperance Coast Road	House	52146/7	See Tasmanian Heritage Register datasheet.
HUO-C6.1.124	7104	Dover	Lot 1 Chapman Avenue	Dover School	160861/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.125	7146	Geeveston	40 Fourfoot Road	Hemmerton	156458/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.126	7147	Port Huon	4436 Huon Highway	Hartz View	76571/1	See Tasmanian Heritage Register datasheet.

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HUO-C6.1.127	7153	Franklin	3400 Huon Hwy	Former Bank	140413/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.128	7154	Geeveston	15 Church Street	Council Chambers Building	114648/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.129	7154	Geeveston	15 Church Street	Council Chambers Building	105111/7	See Tasmanian Heritage Register datasheet.
HUO-C6.1.130	7154	Geeveston	15 Church Street	Council Chambers Building	137358/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.131	7155	Dover	6965 Huon Highway	Shop	46969/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.132	7156	Cygnet	14 Mary Street	Former Public Buildings – Cygnet	249559/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.133	7965	Geeveston	71 Cemetery Road	Congregational Cemetery	113708/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.134	8215	Ida Bay	328 Lune River Road	Ida Bay Railway	238040/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.135	8225	Dover	19 Chapman Avenue	St Mary's Church of Our Hope	36439/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.136	8227	Cygnet	16 Charlton Street	Burton's Factory Site	225355/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.137	8747	Cradoc	8241 Channel Highway	Hall	154013/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.138	8770	Recherche Bay	Cockle Creek Road	Cockle Creek Cemetery	52/2057	See Tasmanian Heritage Register datasheet.
HUO-C6.1.139	9945	Cygnet	158 Guys Road	N/A	17577/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.140	9947	Recherche Bay	Cockle Creek Road	Rose and Walter Adam's Cottage	238289/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.141	10205	Southport	42 Kingfish Beach Road	Southport Probation Station —	82620/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.142	10210	Southport	46 Kingfish Beach Road	Southport Probation Station	151179/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.143	10225	Lymington	11 Nichols Road	Lymington Probation Station —	145168/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.144	10227	Lymington	Nichols Road	Lymington Probation Station	PID 7767327 DPIPWE Crown Land Services	See Tasmanian Heritage Register datasheet.
HUO-C6.1.145	10228	Lymington	Nichols Road (and road verge)	Lymington Probation Station	DPIPWE (Crown Land Services)	Tasmanian Heritage Register datasheet.

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HUO-C6.1.146	10237	Huon Island		Huon Island – Parcel 1	7102/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.147	10238	Huon Island		Huon Island Probation Out-Station (parcel 2 of 4)	7102/4 7102/17 7102/18	See Tasmanian Heritage Register datasheet.
HUO-C6.1.148	10239	Huon Island		Huon Island Probation Out-Station (parcel 3 of 4)	7102/5 7102/6 7102/7 7102/8 7102/9 7102/10 7102/11 7102/12 7102/13 7102/14 7102/15 7102/16	See Tasmanian Heritage Register datasheet.
HUO-C6.1.149	10297	Franklin	3520 Huon Highway	Windsor Farm	139034/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.150	10422	Mt La Perouse	Southwest National Park	Sprent's Cairn	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.
HUO-C6.1.151	10529	Huon Island		10529 Huon Island Probation Out-Station (parcel 4 of 4) & c.1890 Stockman's Cottage	7102/19	See Tasmanian Heritage Register datasheet.
HUO-C6.1.152	10683	Recherche Bay		North-East Peninsula Recherche Bay Heritage Area	203411/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.153	10683	Southport Lagoon	Leprona Track	North-East Peninsula Recherche Bay Heritage Area	203443/6	See Tasmanian Heritage Register datasheet.
HUO-C6.1.154	10683	Southport Lagoon	Leprona Track	North-East Peninsula Recherche Bay Heritage Area	120138/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.155	10683	Southport Lagoon	Leprona Track	North-East Peninsula Recherche Bay Heritage Area	137404/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.156	10736	Cygnet	5 Garthfield Avenue	Former Apple Packing Shed	35308/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.157	10949	Gardners Bay	'Hartzview Vineyard' – 70 Dillons Road	Hartzview Pickers' Hut Complex	241167/1	See Tasmanian Heritage Register datasheet.

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HUO-C6.1.158	10949	Gardners Bay	'Hartzview Vineyard' – 70 Dillons Rd	Hartzview Pickers' Hut Complex	13972/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.159	10949	Gardners Bay	'Hartzview Vineyard' – 70 Dillons Road	Hartzview Pickers' Hut Complex	13972/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.160	10975	Melaleuca	Southwest Conservation Area	Melaleuca, Southwest Conservation Area	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.
HUO-C6.1.161	11017	Recherche Bay	Cockle Creek Road	Ramsgate Whaling and Settlement Sites	144134/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.162	11018	Recherche Bay	Cockle Creek Road	d'Entrecasteau x Expedition Sites	17/3879	See Tasmanian Heritage Register datasheet.
HUO-C6.1.163	11018	Recherche Bay	Cockle Creek Road	d'Entrecasteau x Expedition Sites	138191/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.164	11018	Recherche Bay	725 Cockle Creek Road	d'Entrecasteau x Expedition Sites	138180/3	See Tasmanian Heritage Register datasheet.
HUO-C6.1.165	11018	Recherche Bay	Cockle Creek Road	d'Entrecasteau x Expedition Sites	138925/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.166	11018	Recherche	'Rocklynn' – 952 Cockle Creek Road	d'Entrecasteau x Expedition Sites	241272/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.167	11018	Recherche	Cockle Creek Road	d'Entrecasteau x Expedition Sites	242149/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.168	11018	Recherche	Cockle Creek Road	d'Entrecasteau x Expedition Sites	30992/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.169	11018	Recherche	Cockle Creek Road	d'Entrecasteau x Expedition Sites	12059/2	See Tasmanian Heritage Register datasheet.
HUO-C6.1.170	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	203411/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.171	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	203691/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.172	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	203443/6	See Tasmanian Heritage Register datasheet.
HUO-C6.1.173	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	120138/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.174	11018	Southport Lagoon	Leprena Track	d'Entrecasteau x Expedition Sites	137404/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.175	11352	Egg Islands	'South Egg Island'	Egg Island Navigation Canal	122492/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.176	11352	Egg Islands		Egg Island Navigation Canal	53/5102	See Tasmanian Heritage Register datasheet.
HUO-C6.1.177	11352	Egg Islands		Egg Island Navigation Canal	Parks and Wildlife Service	See Tasmanian Heritage Register datasheet.

HUO-C6.1.178	11949	Cygnet	25 Mary Street	St James' Church and College	167414/1	See Tasmanian Heritage Register datasheet.
HUO-C6.1.179	11949	Cygnet	25 Mary Street	St James' Church and College	N/A	See Tasmanian Heritage Register datasheet.
HUO-C6.1.180	11968	Southport	Cathkit Street	District Constables Quarters, Trooper Point	N/A	See Tasmanian Heritage Register datasheet.

HUO-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
This table is not used in this Local Provisions Schedule.			

HUO-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.			

HUO-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.				

HUO-Table C6.5 Significant Trees

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees

This table is not used in the Local Provisions Schedule.						

HUO-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
HUO-C8.1.1	Mountain River	The Mountain River Scenic Protection Area is in two parts, just outside Wellington Park. Both sections are on the slopes of Buzzietop. The Scenic Protection Areas occur to the west of the river, generally above the 250m contour and extending to a maximum elevation of 530m. <u>Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley.</u> <u>The areas contain predominantly eucalypt forest with some cleared agricultural land in the larger area.</u>	~~(a) Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley.~~ ~~(b) The areas contain predominantly eucalypt forest with some cleared agricultural land in the larger area.~~ ~~(e)(a)~~ The eucalypt forest on the steep slopes contributes to the apparent naturalness and remoteness of the Scenic Protection Area. ~~(d)(b)~~ The Mountain River Trail passes through the smaller Scenic Protection Area on its way between Mountain River Road and Wellington Park. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) ~~To Native vegetation~~<u>That vegetation is maintained as</u> ~~minimise the impact of development and works on~~<u>maintain native vegetation where it is</u> the dominant landscape element when viewed from public roads and places; (b) ~~To locate d~~<u>That development and works in positions that minimise</u>~~avoids impact on skylines; To maintain skylines and ridgelines free of visible development and works;~~ (c) ~~To locate d~~<u>That development and works- in positions that minimise</u>~~minimises to not be visible~~<u>visibility</u> from prominent view lines from roads and public places; ~~and~~ (d) ~~To reduce minimise the v~~<u>That v</u>~~visual contrast between buildings and works and the natural bushland is minimised.~~
HUO-C8.1.2	Crabtree 1 (north-east of Crabtree Rivulet)	Crabtree Scenic Protection Area 1 is located about 600m to the north east of Crabtree Road, and is adjacent to	~~(a) Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley.~~	(a) <u>That vegetation is maintained as the dominant landscape element when</u>

		Wellington Park which is located to the north. This area is located on the lower slopes of Buzzietop, above the 250m contour and extends to a maximum elevation of 530m on its eastern boundary. <u>Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley.</u> <u>The area is predominantly eucalypt forest with small areas of cleared land.</u>	~~(b) The area is predominantly eucalypt forest with small areas of cleared land.~~ ~~(c)(a)~~ The eucalypt forest on the steep slopes, extending from Wellington Park, contributes to the naturalness and remoteness of the Scenic Protection Area. ~~(d)(b)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(c)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~— N is maintained as Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~To reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.3	Crabtree 2 (Blue Hill)	The Crabtree 2 (Blue Hill) Scenic Protection Area is located approximately 450m to the south west of Crabtree Road, on the slopes of Blue Hill, which is between Crabtree	~~(a) Blue Hill has a summit elevation of 802m.~~ ~~(b) The area is predominantly forested with a couple of small cleared areas.~~ ~~(c)(a)~~ The eucalypt forest on the ridgeline/skyline and steep slopes contributes to the naturalness and remoteness of the Scenic Protection Area.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids</u>

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		Rivulet and Bakers Creek. The area is located above the 350m contour and extends to the summit of Blue Hill. <u>Blue Hill has a summit elevation of 802m.</u> <u>The area is predominantly forested- with a couple of small cleared areas.</u>	~~(d)~~(b) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~(a) Native vegetation is maintained as Development and works avoids impact on skylines and ridgelines; and Visual contrast between buildings and works and the natural bushland is minimised To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(c)(d) o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.4	Crabtree 3 (Crouchs Hill)	The Crabtree 3 (Crouchs Hill) Scenic Protection Area is located about 450m to the south west of Crabtree Road and to the south east of Mount Ruddy. It is located above the 250m contour and extends over the summit of Crouchs Hill and up to 430m	~~(a) Crouchs Hill has a summit elevation of 352m and Mount Ruddy has an elevation of 440m.~~ ~~(b) Crouchs Hill is a prominent landscape feature in the upper Huon Valley.~~ ~~(c) It is predominantly forested with some cleared land on ridge lines and the summit of Crouchs Hill.~~ ~~(d)~~(a) The eucalypt forest on the ridgelines and skyline and steep slopes contributes to the	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u> <u>(c) That visual contrast between</u>

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		in elevation up the slopes of Mount Ruddy. <u>Crouchs Hill has a summit elevation of 352m and Mount Ruddy has an elevation of 440m.</u> <u>Crouchs Hill is a prominent landscape feature in the upper Huon Valley.</u> <u>It is predominantly forested with some cleared land on ridge lines and the summit of Crouchs Hill.</u>	naturalness of the Scenic Protection Area. ~~(e)~~<u>(b)</u> The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)~~<u>(c)</u> The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>buildings and works and the natural bushland is minimised.</u> ~~(a)~~ <u>Native vegetation is maintained as the dominant landscape element when viewed from public roads and places</u><u>Development and works avoids impact on skylines and ridgelines; and Visual contrast between buildings and works and the natural bushland is minimised</u><u>To maintain native vegetation as the dominant landscape element when viewed from public roads and places;</u> ~~(b)~~ <u>To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and</u> ~~(c)~~<u>(d)</u> <u>o reduce the visual contrast between development and works and the natural bushland.</u>
HUO-C8.1.5	Ranelagh (Wallers Hill and Newbons Hill)	The Ranelagh (Wallers Hill and Newbons Hill) Scenic Protection Area is between Bakers Creek Road, Lucaston and Browns Road Ranelagh. It is located immediately to the east of Mount	~~(a)~~ <u>Newbons Hill has a summit elevation of 490m elevation, and Wallers Hill has a summit elevation of 282m.</u> ~~(b)~~ <u>Mount Misery has a summit elevation 697m.</u> ~~(c)~~<u>(a)</u> The size, rugged topography and extensive forest contributes to the naturalness and remoteness of the Scenic Protection Area.	~~(a)~~ <u>That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> ~~(b)~~ <u>That development and works avoids impact on skylines;</u>

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		Misery, starting just below the summit of Newbons Hill and running down-hill to the east and south to Wallers Hill, down to the 200m contour. <u>Newbons Hill has a summit elevation of 490m elevation, and Wallers Hill has a summit elevation of 282m.</u> <u>Mount Misery has a summit elevation 697m.</u>	~~(d)(b)~~ The area is predominantly eucalypt forest with some agricultural land cleared on the ridge top accessible from Victoria Road. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~(a) Native vegetation is maintained as the dominant landscape element when viewed from public roads and places~~ ~~Development and works avoids impact on skylines and ridgelines;~~ ~~and Visual contrast between buildings and works and the natural bushland is minimised~~ ~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(c) To reduce the visual contrast between development and works and the natural bushland~~ ~~(d) —~~
HUO-C8.1.6	Grove (Basin Hill)	The Grove (Basin Hill) Scenic Protection Area is south east of Grove. It covers much of Basin Hill, which dominates the landscape east of	~~(a) Basin Hill has a summit elevation of 503m.~~ ~~(b)(a)~~ The eucalypt forest, very steep slopes and continuation of the undisturbed forest up to the Herringback above, contributes to the naturalness and remoteness of the Scenic Protection Area.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u>

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		the highway, at the entry to the valley. The Scenic Protection Area is located above the 200m or 250m contour and extends to the summit of Basin Hill. The area is on the lower slopes of Herringback, which extends up to 748m. The area is located approximately 1km to the south of the Huon Highway. <u>Basin Hill has a summit elevation of 503m.</u>	~~(e)(b)~~ The area is covered with eucalypt forest with a cleared linear easement underneath high-voltage powerlines. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised.~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(e)(d)~~
HUO-C8.1.7	Grove (Paradise Hill)	The Grove (Paradise Hill) Scenic Protection Area is located over the unnamed ridge to the north west of Paradise Hill. The area is located above the 150m contour and extends to the 280m contour. It is located approximately 500m to the south east of the Huon Highway.	~~(a) Paradise Hill has a summit elevation of 361m.~~ ~~(b)(a)~~ The eucalypt forest on the slopes contributes to the naturalness of the Scenic Protection Area. ~~(e)(b)~~ The area is predominantly forested with some cleared agricultural land on ridgetops. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~

		<u>Paradise Hill has a summit elevation of 361m.</u>	the valley and snow-capped hills and mountains.	~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(c)(d) To reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.8	Huonville (Paradise Hill)	The Huonville (Paradise Hill) Scenic Protection Area is located on the lower western and southern slopes of Paradise Hill (summit elevation 361m). The area is located above the 150m contour and extends to the 320m contour.	~~(a) Paradise Hill has a summit elevation of 361m.~~ ~~(b) The area is a forested area, sitting in front of a much higher forested ridge.~~ ~~(c)(a)~~ The eucalypt forest within the area and the continuation of forested slopes up to the high ridge behind, contributes to the naturalness of the Scenic Protection Area. ~~(d)(b)~~ The Huon River is a significant viewing point for visitors and locals, and Paradise	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the~~

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		<u>Paradise Hill has a summit elevation of 361m.</u> <u>The area is a forested area, sitting in front of a much higher forested ridge.</u>	Hill can be seen from the Huon River. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>natural bushland is minimised.</u> ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(c) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(d) To reduce the visual contrast between development and works and the natural bushland.~~ ~~(e)(d)~~
HUO-C8.1.9	Huonville (Shorts Hill)	The Huonville (Shorts Hill) Scenic Protection Area is located on the western slopes of Shorts Hill (summit elevation 573m). The area is located above the 100m contour and extends to the 500m contour.	~~(a) Shorts Hill has a summit elevation of 573m.~~ ~~(b) The area is predominantly forested with some cleared land on ridges.~~ ~~(c)(a)~~ The eucalypt forest, steep slopes and high elevation contribute to the naturalness and remoteness of the Scenic Protection Area.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u>

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		It is located approximately 300m to the east of the Channel Highway and 1km to the east the Huon Highway. <u>Shorts Hill has a summit elevation of 573m.</u> <u>The area is predominantly forested with some cleared land on ridges.</u>	~~(d)(b)~~ The Huon River is a significant viewing point for visitors and locals, and Shorts Hill can be seen from the Huon River. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. ~~(g)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(e)(d) To reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.10	Woodstock (Woodstock Hill)	The Woodstock (Woodstock Hill) Scenic Protection Area covers all of Woodstock Hill, above the 150 m contour up to the summit at 356m.	(a) The forested slopes and the setting of the area; surrounded by larger forested hills, contributes to the naturalness and remoteness of this Scenic Protection Area. ~~(b) The area is predominantly forested, but includes some cleared land, particularly on the eastern side.~~	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids~~

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		The area is 600m to the east of the Channel Highway and 2km east of the Huon Highway, across the Huon River. <u>The area is predominantly forested, but includes some cleared land, particularly on the eastern side.</u>	~~(e)(b)~~ The Huon River and Franklin Foreshore are significant viewing points for visitors and locals, with the rowing course and sports ground also attracting large numbers of participants and spectators. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as the municipal area of Kingborough. ~~(f)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised.~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(c) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(d) To reduce the visual contrast between development and works and the natural bushland.~~ ~~(e)(d)~~
HUO-C8.1.11	Cradoc/Cygnet (Balfes Hill)	The Cradoc/ Cygnet (Balfes Hill) Scenic Protection Area covers Balfes Hill, from the 150m	(a) The eucalypt forest, steep slopes and backdrop of higher hills to the east and north contribute to the naturalness and remoteness of the Scenic Protection Area.	<u>(a) That vegetation is maintained as the dominant landscape element when</u>

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		contour up to the summit at 269m. It is about 400m east of the Channel Highway between Cradoc and Cygnet. It is 4.5km east of the Huon Highway at Castle Forbes Bay, on the other side of the Huon River. <u>The area is predominantly forested with some cleared areas.</u>	~~(b)~~ <u>The area is predominantly forested with some cleared areas.</u> ~~(e)(b)~~ The Huon River is a significant viewing point for visitors and locals and the area is visible from the river. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. ~~(f)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>viewed from public roads and places;</u> ~~(b)~~ <u>That development and works avoids impact on skylines;</u> ~~(c)~~ <u>That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a)~~ <u>Visual contrast between buildings and works and the natural bushland is minimised</u> ~~(b)~~ <u>To maintain native vegetation as the dominant landscape element when viewed from public roads and places;</u> ~~(c)~~ <u>To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and</u> ~~(d)~~ <u>To reduce the visual contrast between development and works and the natural bushland.</u> ~~(e)(d)~~

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HUO-C8.1.12	Wattle Grove/Lower Wattle Grove	The Wattle Grove/Lower Wattle Grove Scenic Protection Area is located on the western slopes of Silver Hill and Coads Hill, between Silver Hill Road and Wattle Grove Road. The area is between the 90m contour and the summit of Coads Hill, and extends up to the 190m contour on Silver Hill. The area is a minimum of 350m east of Cygnet Coast Road and 2km east of the Huon Highway, on the other side of the Huon River. <u>Coads Hill has an elevation of 308m, and Silver Hill has a summit elevation of 285m.</u> <u>The area is predominantly forested.</u>	~~(a) Coads Hill has an elevation of 308m, and Silver Hill has a summit elevation of 285m.~~ ~~(b) The area is predominantly forested.~~ ~~(c)(a)~~ The relatively undisturbed eucalypt forest on the slopes contributes to the naturalness of this Scenic Protection Area. ~~(d)(b)~~ The Huon River acts as a significant viewing point for visitors and locals. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. ~~(g)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(c) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(d) To reduce the visual contrast between development and~~

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				works and the natural bushland. ~~(e)(d)~~
HUO-C8.1.13	Petcheys Bay (Mount Windsor to Black Jack Ridge)	The Petcheys Bay (Mount Windsor to Black Jack Ridge) Scenic Protection Area extends from the summit of Mount Windsor, south and east to the slopes of Black Jack Ridge, down to the 150m contour. The area is 500m north east of Cygnet Coast Road at its closest points is 3.5km east of the Huon Highway, on the other side of the Huon River. <u>Mount Windsor has a summit elevation of 384m.</u> <u>The area incorporates most of the forested land on the ridges, with only minor clearing and road development within its boundaries.</u>	~~(a) Mount Windsor has a summit elevation of 384m.~~ ~~(b) The area incorporates most of the forested land on the ridges, with only minor clearing and road development within its boundaries.~~ ~~(e)(a)~~ The relatively undisturbed eucalypt forest on the slopes contributes to the naturalness of this Scenic Protection Area. ~~(d)(b)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(c)~~ The area is viewed from the Huon River, which is a significant viewing point for visitors and locals. Black Jack Ridge can also be viewed from Port Cygnet. ~~(f)(d)~~ The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. ~~(g)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(c) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~

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				~~(d) To reduce the visual contrast between development and works and the natural bushland.~~ ~~(e)~~ ~~(f)(d)~~
HUO-C8.1.14	Lymington (Langdons Hill)	The Lymington (Langdons Hill) Scenic Protection Area runs from the summit of Langdons Hill, elevation 226m, down to the 50m contour, immediately north of Lymington. The area is approximately 350m north west of Cygnet Coast Road. <u>The area is predominantly forested with one area of cleared agricultural land in the north east corner.</u>	(a) The relatively undisturbed eucalypt forest on the steep slopes contributes to the naturalness of this Scenic Protection Area. ~~(b) The area is predominantly forested with one area of cleared agricultural land in the north east corner.~~ ~~(e)(b)~~ The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. ~~(d)(c)~~ The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. ~~(e)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(c) To maintain skylines, ridgelines and prominent~~

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				~~viewlines free of visible development and works; and~~ ~~(d) To reduce the visual contrast between development and works and the natural bushland.~~ ~~(e)(d)~~
HUO-C8.1.15	Deep Bay/ Gardners Bay (Thomas Hill)	Deep Bay/Gardners Bay (Thomas Hill) Scenic Protection Area overlays Thomas Hill, and two unnamed ridges to the north, running down to the 100m contour. The area is located approximately 400m east of the Channel Highway. <u>Thomas Hill has a summit elevation of 224m.</u> <u>The area is predominantly undisturbed forest with some cleared land on the northern side and some track development.</u>	~~(a) Thomas Hill has a summit elevation of 224m.~~ ~~(b) The area is predominantly undisturbed forest with some cleared land on the northern side and some track development.~~ ~~(e)(a)~~ The unbroken eucalypt forest on the ridges, and the large forested area of Mt Cygnet behind, contribute to the naturalness and remoteness of the Scenic Protection Area. ~~(d)(b)~~ Thomas Hill can be viewed from Port Cygnet, which is a significant viewing point for visitors and locals. ~~(e)(c)~~ The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as the municipal area of Kingborough. ~~(f)(d)~~ The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. ~~(g)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places;

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				~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(c)(d) To reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.16	Glen Huon/Huonville (Cannells Hill)	The Glen Huon/Huonville (Cannells Hill) Scenic Protection Area is located on the northern and eastern slopes of Cannells Hill, above the 150m contour up to a maximum elevation of 410m. The area is west of Scenic Hill Road. The area is 560m west of the Huon Highway at its closest point, near the Huonville Bridge. The area is 800m west of the Channel Highway at its closest point, on the other side of the Huon River. <u>Cannells Hill has a summit elevation of 442m.</u>	~~(a) Cannells Hill has a summit elevation of 442m.~~ ~~(b)(a)~~ The size, height and steepness of Cannells Hill contributes to the naturalness of this Scenic Protection Area. ~~(c)(b)~~ The Huon River is a significant viewing point for visitors and locals, and Cannells Hill can be seen from the Huon River. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as the municipal area of Kingborough. ~~(f)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places; ~~(b) To maintain skylines, ridgelines and prominent viewlines free of~~

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				visible development and works; and ~~(c)(d)~~ ~~o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.17	Franklin (Lower slopes of Mansfields Hill)	The Franklin (lower slopes of Mansfields Hill) Scenic Protection Area is located to the west of Franklin, on the eastern slopes below Mansfields Hill. The area is located above the 150m contour and extends up to 350m. The area is a minimum of 450m west of the Huon Highway at Franklin. It is 2km west of the Channel Highway, on the other side of the Huon River. <u>Mansfields Hill has a summit elevation of 516m.</u> <u>The area is a mix of forested and cleared land including a cleared powerline easement.</u>	~~(a) Mansfields Hill has a summit elevation of 516m.~~ ~~(b) The area is a mix of forested and cleared land including a cleared powerline easement.~~ ~~(e)(a)~~ The Huon River is a significant viewing point for visitors and locals, with the rowing course and sports ground attracting large numbers of participants and spectators. ~~(d)(b)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(c)~~ The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. ~~(f)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places; ~~(b) To maintain skylines, ridgelines and prominent viewlines free of~~

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				visible development and works; and ~~(c)(d)~~ ~~o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.18	Port Huon (Hynes Hill and Doodys Hill)	The Port Huon (Hynes Hill and Doodys Hill) Scenic Protection Area is located to the north west of Port Huon, on the south eastern slopes of Hynes Hill. It also includes the summit, and goes down to the 150m contour. The area is about 600m to the west and north of the Huon Highway at its closest point. <u>Hynes Hill and Doodys Hill have a summit elevation of 360m.</u> <u>The area has patches of native forest between cleared paddocks and roads. A high-voltage powerline easement runs through the area.</u>	~~(a) Hynes Hill and Doodys Hill have a summit elevation of 360m.~~ ~~(b) The area has patches of native forest between cleared paddocks and roads. A high-voltage powerline easement runs through the area.~~ ~~(c)(a)~~ The areas of eucalypt forest on the steep slopes, and the dominance of these hills on the skyline as viewed from nearby towns, contributes to the scenic value of the Scenic Protection Area. ~~(d)(b)~~ The area is viewed from the Huon River, which is a significant viewing point for visitors and locals. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. ~~(g)(e)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places; ~~(b) To maintain skylines, ridgelines and~~

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				prominent viewlines free of visible development and works; and ~~(c)(d)~~ ~~o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.19	Geeveston North	The Geeveston North Scenic Protection Area is a small area to the north of Geeveston, on an unnamed hill on the lower southern slopes of Doodys Hill. The area is located between the 20 and 110m contours. The area is located approximately 100m north of Arve Road and 200m north west of the Huon Highway. <u>Doodys Hill has a summit elevation of 360m.</u> <u>The area is mostly eucalypt forest with two cleared areas and a road.</u>	~~(a) Doodys Hill has a summit elevation of 360m.~~ ~~(b) The area is mostly eucalypt forest with two cleared areas and a road.~~ ~~-~~ ~~(c)(a)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(d)(b)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~— Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~— Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places; ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~

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				~~(c)(d)~~ ~~o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.20	Geeveston South	The Geeveston South Scenic Protection Area covers an unnamed hill between the 40m and 120m contours, on the lower north western slopes of Ashlin Hill. The area is located approximately 220m to the east of the Huon Highway. <u>Ashlin Hill has a summit elevation of 280m.</u>	~~(a) Ashlin Hill has a summit elevation of 280m.~~ ~~(b)(a)~~ The eucalypt forest contributes to the naturalness of the Scenic Protection Area. ~~(e)(b)~~ The area is predominantly forested with a cleared area around a TasWater tank and access road. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms and fog.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~ ~~(b) To maintain skylines, ridgelines and prominent viewlines free of visible~~

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				development and works; and ~~(c)(d)~~ ~~o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.21	Port Huon (Whale Point Hill)	The Port Huon (Whale Point Hill) Scenic Protection Area is in two parts, to the south of Port Huon, on the upper slopes of Whale Point Hill, from the 150m contour up to the summit which has an elevation of over 230m, and over the nearby unnamed hill top to the south west. The area is approximately 420m north east of the Huon Highway and 2km west of Cygnet Coast Road, on the other side of the Huon River. <u>The area is mostly cleared land with scattered paddock trees, with eucalypt forest on the south east-facing slopes.</u>	~~(a) The area is mostly cleared land with scattered paddock trees, with eucalypt forest on the south east-facing slopes.~~ ~~(b)(a)~~ The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. ~~(e)(b)~~ The area is visible from the Huon River, which is a significant viewing point for visitors and locals. ~~(d)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(e)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places; ~~(b) To maintain skylines, ridgelines and prominent~~

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				viewlines free of visible development and works; and ~~(c)(d)~~ ~~o reduce the visual contrast between development and works and the natural bushland.~~
HUO-C8.1.22	Dover East (Reeves Hill)	The Dover East (Reeves Hill) Scenic Protection Area is north and east of Dover, on the upper slopes of Reeves Hill. It covers the summit and extends down as low as the 150m contour. The area is approximately 750m north east of the Huon Highway. <u>Reeves Hill has a summit elevation of 328m.</u> <u>The area is predominantly forested, with two areas of cleared land and some partially cleared forest at the summit.</u>	~~(a) Reeves Hill has a summit elevation of 328m.~~ ~~(b) The area is predominantly forested, with two areas of cleared land and some partially cleared forest at the summit.~~ ~~(e)(a)~~ The extensive area of relatively undisturbed forest contributes to the naturalness of the Scenic Protection Area. ~~(d)(b)~~ The area is viewed from Port Esperance, which is a significant viewing point for visitors and locals. ~~(e)(c)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(f)(d)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	~~(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~(b) That development and works avoids impact on skylines;~~ ~~(c) That visual contrast between buildings and works and the natural bushland is minimised.~~ ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~ ~~(b) To maintain native vegetation as the dominant landscape element when viewed from public roads and places;~~

				~~(c) To maintain skylines, ridgelines and prominent viewlines free of visible development and works; and~~ ~~(d) To reduce the visual contrast between development and works and the natural bushland.~~ ~~(e)(d)~~
HUO-C8.1.23	Dover West	The Dover West Scenic Protection Area is north west of Dover, on the slopes of an unnamed hill south of Wallaby Flat. The area is located above the 150m contour and extends up to the summit of the hill, at 250m. The area is approximately 400m west of the Huon Highway. <u>The area has regrowth forest and cleared paddocks on the lower slopes and is cleared around the top of the hill, with large areas of Private Timber Reserve.</u>	~~(a) The area has regrowth forest and cleared paddocks on the lower slopes and is cleared around the top of the hill, with large areas of Private Timber Reserve.~~ ~~(b)(a)~~ The area is viewed from Port Esperance, which is a significant viewing point for visitors and locals. ~~(e)(b)~~ The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. ~~(d)(c)~~ The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	<u>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</u> <u>(b) That development and works avoids impact on skylines;</u> <u>(c) That visual contrast between buildings and works and the natural bushland is minimised.</u> ~~Native vegetation is maintained as the dominant landscape element when viewed from public roads and places;~~ ~~Development and works avoids impact on skylines and ridgelines; and~~ ~~(a) Visual contrast between buildings and works and the natural bushland is minimised~~To maintain native vegetation as the dominant landscape element when viewed from public roads and places; ~~(b) To maintain skylines, ridgelines and prominent viewlines~~

				free of visible development and works; and (c)(d) o reduce the visual contrast between development and works and the natural bushland.

HUO-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
HUO-C8.2.1	<i>Huon Highway: Lower Longley to Grove (northern section)</i> The Northern Gateway into the Huon Valley. The road corridor winds through the vegetated hills (Crawfords Hill and Bullock Hill) of Lower Longley and then at Grove the road descends into the valley which is characterised by productive agricultural land. <i>Huon Highway: Grove to Huonville (southern section)</i> The road corridor extends through a mixture of pasture, and orchards within a relatively narrow strip of land between the Huon Highway and Mountain River to the north west and vegetated hills (Paradise Hill, Basin Hill) to the	<i>Huon Highway</i> ~~(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.~~ ~~(b) An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville.~~ ~~(e)(a)~~ The descent from Lower Longley down into Grove is the gateway to the Huon Valley and contributes significantly to the scenic values of Southern Tasmania. ~~(e)(b)~~ The scenic value of this area is often enhanced by dramatic weather patterns including fog in the valley and snow-capped hills and mountains. ~~(e)(c)~~ The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents. <i>Huon Highway, Lower Longley to Grove (northern section)</i> (a) In the northern section, the native vegetation within the road corridor and beyond, interspersed with rural residential properties, provides diversity in views to the traveller, and is important in creating a transition in character to the agricultural/rural landscapes to the south. (b) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. <i>Huon Highway, Grove to Huonville (southern section)</i> (a) In the southern section, there are agricultural/rural landscapes with a mixture of	(a) ~~To To P~~provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising set minimise building bulk within proximity to the road and to provide for, and be sensitive to, views that enhance the traveller experience by locating development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; (b) ~~To minimise That~~ development and works minimises impact visual obtrusion on prominent view lines by locating locate development and works in positions that avoid obstruction of these features so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features; such as Sleeping Beauty;; (c) ~~To minimise retain and protect impact on That~~ impacts on prominent

	south east of the highway. <u>The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.</u> <u>An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville.</u>	orchards and open, rural grazing land with gentle undulations in the topography in the valley. (b) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (c) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (d) Views from the Scenic Road Corridor include the historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground; (e) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (f) The strong contrast between the developed foreground along the valley floor and the background of the surrounding vegetated hill-faces contributes to the scenic value.	sightlines to <u>local heritage places listed in Table C6.1 historic buildings</u> seen from the highway <u>are minimised; and</u> (d) ~~To encourage preference~~ <u>That</u> tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, <u>is encouraged</u> over <u>individual</u> signage ~~that is excessive in size~~, or otherwise unreasonably interferes with the ~~landscape~~ <u>character of the landscape in which it is located.</u>
HUO-C8.2.2	<i>Huon Highway: Huonville to Franklin</i> The road corridor extends through a mixture of pasture and orchards to the west, and has a relatively narrow strip of land between the Huon Highway and the Huon River to the east. <u>The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.</u> <u>An increasing number of local residents use this road on a daily</u>	~~(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.~~ ~~(b) An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville.~~ ~~(c)~~<u>(a)</u> The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. ~~(d)~~<u>(b)</u> Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. ~~(e)~~<u>(c)</u> Views from the Scenic Road Corridor include: (i) the Huon River and flood plains in the foreground; (ii) the Egg Islands, which contribute to the natural aesthetic appeal of the Scenic Road Corridor. ~~(f)~~<u>(d)</u> Views of the Huon River and floodplains can consist of: (i) wildlife such as migratory birds,	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road</u>~~To minimise impact on~~<u>That dDevelopment and works minimises visual obstruction on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features,</u>

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	<u>basis to commute between Hobart and Huonville.</u>	(ii) river craft, including rowing and sailing boats, which can often be seen on the water; and (iii) jetties with moored boats, which provide a point of interest in the landscape. ~~(g)~~(e) The strong contrast between the developed foreground along the road corridor, and the background of the surrounding vegetated hill-faces, to the north west of the highway and to the north east of the Huon River in the middle ground contributes to the scenic value. ~~(h)~~(f) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground. ~~(i)~~(g) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. ~~(j)~~(h) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. ~~(k)~~(i) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. ~~(l)~~(j) Views to Sleeping Beauty to the north and Tongatabu to the south in the mid to far background. ~~(m)~~(k) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>such as the Wellington Range (Sleeping Beauty) by locating development and works in positions that avoid obstruction of these features);</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> ~~(a) Impacts are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features;; such as the Wellington Range~~

			~~(Sleeping Beauty), and the Huon River;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway; and~~ ~~(d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.3	<i>Huon Highway: Franklin to Castle Forbes Bay to Port Huon</i> The road corridor extends through a mixture of pasture and orchards to the west, and has a relatively narrow strip of land between the Huon Highway and the Huon River to the east. <u>The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.</u>	~~(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.~~ ~~(b)(a)~~ The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. ~~(c)(b)~~ The Scenic Road Corridor provides opportunities to view the Huon River and flood plains in the foreground and middle-ground. ~~(d)(c)~~ The Huon River and floodplains allows viewing of wildlife including migratory birds. ~~(e)(d)~~ Views to the Egg Islands contribute to the natural aesthetic appeal of the Scenic Road Corridor. ~~(f)(e)~~ River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. ~~(g)(f)~~ There is a strong contrast between the developed foreground along the road corridor, and the background of the surrounding vegetated hill-faces, to the north west of the highway and to the north east of the Huon River. ~~(h)(g)~~ The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character in the foreground. ~~(i)(h)~~ Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the That development and works minimises visual obtrusion on prominent view linesroadDevelopment and works minimises visual-obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River, Sleeping Beauty, Tongatabu and other significant landmarks seen from the highway by locating</u>

		change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. ~~(j)~~(i) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. ~~(k)~~(i) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. ~~(j)~~(k) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. ~~(m)~~(l) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>development and works in positions that avoid obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> ~~(a) Impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River,~~

			~~Sleeping Beauty, Tongatabu and other significant landmarks seen from the highway;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ ~~(d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.4	<i>Huon Highway: Geeveston to Waterloo to Surges Bay</i> <u>The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.</u>	~~(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.~~ ~~(b)(a)~~ The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. ~~(c)(b)~~ The Scenic Road Corridor provides opportunities to view glimpses of the Huon River and its eastern shore. ~~(d)(c)~~ Views of note along this stretch of road include <u>those to</u> Rileys Creek Reservoir and Surges Creek. ~~(e)(d)~~ There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces to the west of the highway in the middle ground. ~~(f)(e)~~ The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character in the foreground. ~~(g)(f)~~ Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. ~~(h)(g)~~ Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain views along the road corridor that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road That development and works minimises visual obtrusion on prominent view lines Development and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River by locating development and works in positions that avoid obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage</u>

		area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. ~~(h)~~ The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. ~~(i)~~ The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>places listed in Table C6.1 seen from the highway are minimised; and</u> ~~(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.~~ ~~(e) Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.~~ ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ To preference tourism visitor information

			~~system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.5	Huon Highway Surges Bay to Glendevie to Dover The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. <u>The Scenic Road Corridor between Surges Bay and Glendevie is predominantly characterised by native vegetation within the road corridor, and opportunities to view rural residential and farm buildings, and grazing animals.</u>	~~(a) The Scenic Road Corridor between Surges Bay and Glendevie is predominantly characterised by native vegetation within the road corridor, and opportunities to view rural residential and farm buildings, and grazing animals.~~ ~~(b)(a)~~ Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. ~~(c)(b)~~ The Scenic Road Corridor between Glendevie and Dover is a mixture of stretches of road with native vegetation within the road corridor, areas of more open rural/ agricultural land with some historic dwellings and farm buildings, exotic trees and pasture with grazing animals, and some areas of land with pine and eucalypt plantations. ~~(d)(c)~~ Exotic trees, hedgerows and private gardens within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. ~~(e)(d)~~ Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. ~~(f)(e)~~ The scenic value of this area is often enhanced by dramatic weather patterns including fog, and snow-capped hills and mountains. ~~(g)(f)~~ The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	~~(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;~~ ~~(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. That development and works minimises visual obstruction on prominent view lines. Development and works minimises visual obstruction to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Tongatabu and other significant landmarks seen from the highway by locating development and works in positions that avoid obstruction of these features;~~ ~~(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and~~

			<u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(e) Impacts on and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscapetourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u> ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Tongatabu and other significant landmarks seen from the highway;~~

			~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ ~~To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.6	Huon Highway Dover to Raminea to Strathblane to Southport The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. <u>The Scenic Road Corridor adjacent to the Huon Highway to the south of Dover is a mixture of rural properties, forestry and native vegetation.</u>	~~(a) The Scenic Road Corridor adjacent to the Huon Highway to the south of Dover is a mixture of rural properties, forestry and native vegetation.~~ ~~(b)(a)~~ Raminea provides opportunities to view the Esperance River and flood plains in the foreground and middle-ground to the south east of the Huon Highway, with potential for observation of wildlife including migratory birds. ~~(c)(b)~~ Moored boats and jetties at Raminea also provide a point of interest in the landscape. ~~(d)(c)~~ Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. ~~(e)(d)~~ The town of Strathblane is predominantly characterised by rural residential and farm buildings, orchards and grazing animals with views to vegetated hills beyond. ~~(f)(e)~~ There are a number of rural/agricultural properties entering Southport with some historic dwellings and farm buildings, exotic trees and pasture with grazing animals. ~~(g)(f)~~ Exotic trees and hedgerows provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. ~~(h)(g)~~ Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. ~~(i)(h)~~ The scenic value of this area is often enhanced by remarkable reflections in the	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridor along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. To minimise impact That development and works minimises visual obtrusion on prominent view lines. Development and works minimises visual obtrusion onto visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Adamsons Peak, the Esperance River, and other significant landmarks by locating development and works in positions that avoid obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1</u>

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		calm river waters, and dramatic weather patterns including fog, and snow-capped hills and mountains. ~~(i)~~(i) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(e) Impacts on are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscapetourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;</u> <u>(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Adamsons</u>

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			~~Peak, the Esperance River, and other significant landmarks;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ ~~To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.7	Hastings Caves Road Southport turnoff to Hastings (to Hastings Caves) Hastings Caves Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks to the south. <u>Hastings Caves Road is located to the south of the Southport turn-off, adjacent land is a mixture of rural properties, forestry and native vegetation.</u>	~~(a) Hastings Caves Road is located to the south of the Southport turn-off, adjacent land is a mixture of rural properties, forestry and native vegetation.~~ ~~(b)(a)~~ The Scenic Road Corridor entering into and within Hastings provides opportunities to view Hastings Bay and flood plains in the foreground with potential for observation of wildlife, including migratory birds and beyond to the land formation known as 'The Tongue' in the middle-ground to the south west of Hastings Caves Road. ~~(c)(b)~~ Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. ~~(d)(c)~~ The Scenic Road Corridor along the Hastings Caves Road beyond the Lune River Road turn-off contains native vegetation with forestry land beyond. ~~(e)(d)~~ Native vegetation within the Scenic Road Corridor and beyond provides visual diversity and contributes to the natural appeal of the area. ~~(f)(e)~~ The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. ~~(g)(f)~~ The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. That development and works minimises visual obtrusion on prominent view lines. Development and works visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Hastings Bay and other significant landmarks by locating development and works in positions that avoid</u>

			<u>obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(e) Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscapetourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u> ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent~~

			viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Hastings Bay and other significant landmarks; ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ ~~To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.8	Lune River Road Hastings to Lune River to Ida Bay Lune River Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south. <u>The Scenic Road Corridor along the Lune River Road contains native vegetation with forestry land beyond.</u>	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. ~~(b) The Scenic Road Corridor along the Lune River Road contains native vegetation with forestry land beyond.~~ ~~(c)(b)~~ The bridge over the Lune River provides an opportunity to view the river in the foreground and middle ground to the north and south. ~~(d)(c)~~ The Scenic Road Corridor provides opportunities to view historic residential and out buildings, which make up the character of this area in the foreground, with views to mountains in the more distant background. ~~(e)(d)~~ The Scenic Road Corridor overlays the parcel/s of land on which the Tasmanian Heritage Register listed Ida Bay Railway is located. ~~(f)(e)~~ The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. ~~(g)(f)~~ The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> ~~Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the roadthe traveller experience by locating development and works back from the road;~~ <u>(b) :</u> <u>(c) That development and works minimises visual obtrusion on prominent view linesDevelopment and works minimises visual obtrusion to</u>

			<u>visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Lune River and other significant landmarks by locating development and works in positions that avoid obstruction of these features;</u> <u>(d) To minimise iThat impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway, including historic buildings associated with the Ida Bay Railway, are minimised; and</u> <u>(e) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(f) Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u> <u>landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u>

			~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as to the Lune River and other significant landmarks;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway, including historic buildings associated with the Ida Bay Railway;~~ ~~To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.9	South Cape Road Ida Bay to Recherche and into the World Heritage Area. South Cape Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (b) The bridge over the D'Entrecasteaux River provides an opportunity to view the river in the foreground and middle ground to the east and west. ~~(c) This section of Scenic Road Corridor along the South Cape Road contains native vegetation with Forestry land or National Park and World Heritage Area beyond.~~ ~~(d)(c)~~ he scenic value of this area is often enhanced	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> ~~— Provide and maintain view corridors along the road alignment that enhance the traveller~~

	Heritage areas to the south. <u>(a) This section of Scenic Road Corridor along the South Cape Road contains native vegetation with Forestry land or National Park and World Heritage Area beyond.</u>	by weather patterns including fog and snow-capped hills and mountains. ~~(e)~~(d) he scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. ~~(f)~~(e) he Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road for, and be sensitive to, views that enhance the traveller experience by locating development and works back from the road;</u> <u>(b) :</u> <u>(c) That development and works minimises visual obtrusion on prominent view lines. Development and works minimise visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features by locating development and works in positions that avoid obstruction of these features;</u> <u>(d) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(e) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(f) Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the</u>

			~~character of the landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.~~ ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ ~~To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.10	Cockle Creek Road Recherche to Catamaran to Cockle Creek Cockle Creek Road is promoted	~~(a) The Scenic Road Corridor along the Cockle Creek Road contains native vegetation with World Heritage Area beyond.~~ ~~(b)~~<u>(a)</u> The section of road entering into and within Recherche provides opportunities to view Pigsties Bay, and Recherche Bay to the east in the foreground, with potential for observation of wildlife, including migratory	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising</u>

	as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south. <u>The Scenic Road Corridor along the Cockle Creek Road contains native vegetation with World Heritage Area beyond.</u> <u>To the west of the road is the small 'shack' town of Recherche, which is made up of some small parcels of privately owned land.</u> <u>Several of the d'Entrecasteaux Expedition Sites are located within the Road Corridor.</u> <u>1792 expedition sites are concentrated around Pigsties Bay at the northern end of Recherche Bay, centred on the northeast peninsula around Bennetts Point, and to the west of Pigsties Bay at Moss Glen.</u> <u>Most of the historical and archaeological sites of French activity related to the 1792 and 1793 visits of d'Entrecasteaux are ephemeral, with no apparent</u>	birds, 'and beyond to the land formation in the middle-far ground to the east. ~~(c) To the west of the road is the small 'shack' town of Recherche, which is made up of some small parcels of privately owned land.~~ ~~(d)(b)~~ The 'shacks' and surrounding kept gardens and lawn are located within a clearing to the west of the road which provides a strong contrast with the background of natural bushland on the surrounding hill-faces and the white sandy beach to the east of the road. ~~(e) Several of the d'Entrecasteaux Expedition Sites are located within the Road Corridor.~~ ~~(f)(c)~~ The d'Entrecasteaux Expedition Sites contribute historic traces and human context to a predominantly natural landscape. ~~(g) 1792 expedition sites are concentrated around Pigsties Bay at the northern end of Recherche Bay, centred on the northeast peninsula around Bennetts Point, and to the west of Pigsties Bay at Moss Glen.~~ ~~(h) Most of the historical and archaeological sites of French activity related to the 1792 and 1793 visits of d'Entrecasteaux are ephemeral, with no apparent physical evidence today. Some sites have the potential to include the archaeological remains of structures or landforms associated with the activity of the French expeditioners, whilst all sites have some potential to include artefactual material from the expeditions.~~ ~~(i)(d)~~ There are views to several rocky outcrops which are stand out landmarks along this stretch of Road Corridor including Mazeys Rocks, and Ryans Point. ~~(j)(e)~~ The approach to Catamaran River and view up and downstream to the north east and south west is of particular scenic value. ~~(k)(f)~~ Views from the Road Corridor to Waterhole Cove are of particular scenic value, with the road being located directly adjacent to the shoreline to the east and native vegetation growing right up to the road on the western side. ~~(l) This scenic area is also of historic value with the d'Entrecasteaux Watering Place Historic Site, (the watering place of the d'Entrecasteaux visit of 1793) located at the entrance to Waterhole Cove, at a small creek which runs into the cove.~~ ~~(m)(g)~~ Views from the Road Corridor to Sayers Beach and Hutchins Island to the east are of	<u>building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(c) That development and works minimises visual obtrusion on prominent view lines. Development and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Pigsties Bay, and Recherche Bay, Ryans Point, Gillams Beach, Finns Beach, Catamaran River, Mary Ann Point, Waterhole Cove, Evoralls Point, Rocky Bay, Hutchins Island, Sayers Beach, Cockle Creek, Adams Point, mountains and other significant landmarks by locating development and works in positions that avoid obstruction of these features;</u> <u>(d) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(e) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes</u>

	<u>physical evidence today. Some sites have the potential to include the archaeological remains of structures or landforms associated with the activity of the French expeditioners, whilst all sites have some potential to include artefactual material from the expeditions.</u>	particular scenic value, although in parts obscured by sand dunes which are located within the Road Corridor. ~~(n)~~<u>(h)</u> The southern end of the Road Corridor terminates at the Cockle Creek bridge with views to the south west looking upstream in the foreground and to Moulders Hill in the background. Views to the east include the mouth of the creek in the foreground, with Rocky Bay beyond.	<u>with the character of the landscape.</u> ~~(f)~~ <u>Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u> ~~(a)~~ <u>To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;</u> ~~(b)~~ <u>To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Pigsties Bay, and Recherche Bay, Ryans Point, Gillams Beach, Finns Beach, Catamaran River, Mary Ann Point, Waterhole Cove, Evoralls Point, Rocky Bay, Hutchins Island, Sayers Beach, Cockle Creek, Adams Point, mountains and other significant landmarks;</u>

			~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway; and~~ ~~(d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.11	Esperance Coast Road Surges Bay to Brooks Bay to Police Point to Surveyors Bay to Dover Esperance Coast Road is an alternative 'scenic route' between Surges Bay and Dover. <u>Esperance Coast Road winds its way around the western shore of the Huon River.</u> <u>The Scenic Road Corridor between Surges Bay and Brooks Bay is predominantly characterised by native vegetation within the road corridor, with lightly vegetated hills interspersed with rural residential and out buildings, and pasture with grazing animals.</u> <u>There is a fine apple shed located on the</u>	~~Esperance Coast Road winds its way around the western shore of the Huon River.~~ ~~(a) The Scenic Road Corridor between Surges Bay and Brooks Bay is predominantly characterised by native vegetation within the road corridor, with lightly vegetated hills interspersed with rural residential and out buildings, and pasture with grazing animals.~~ ~~(b)(a) Distant water views to the Huon River and across to the vegetated hill-faces (Black Jack Ridge) and mountains (Mount Windsor and Mount Cygnet) on the other side of the river can be seen through gaps in the roadside vegetation to the east and in clearings and coastal settlements.~~ ~~(c)(b) South along the section of the road entering into Brooks Bay the view of the river to the east in the foreground (with potential for observation of wildlife, including migratory birds) with the 'Settlement' below in the middle-far ground with vegetated hill-faces beyond.~~ ~~(d)(c) As a group the whole valley reads as a landscape unit with various buildings, some inside the Scenic Road Corridors, others which fall outside this area.~~ ~~(e) There is a fine apple shed located on the waters edge, partially on filled and reclaimed land.~~ ~~(f) A fine example of c1890-1900 period farm house, which is located in a prominent setting, and has fine detailing, is of particular heritage value, as is a second house of the same era~~	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(c) That development and works minimises visual obtrusion on prominent view lines. Development and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as to the 'Settlement', Brooks Bay, Desolation Bay, Desolation Point, Granny Gibbons Bay, Barretts Bay, Hideaway Bay, Roaring Bay, Little</u>

	~~waters edge, partially on filled and reclaimed land.~~ ~~The Road Corridor between Police Point and Surveyors Bay contains less native vegetation than elsewhere along Esperance Coast Road as the properties in this area are part of a large holding, which is used for grazing cattle.~~ ~~The Road Corridor overlays the small 'shack' town at Little Roaring Beach, which is made up of some small parcels of privately owned land.~~	~~that is also is well detailed and has significant heritage value.~~ ~~(g) There are several other houses around the valley, set further back from the road, of varying heritage value."~~ ~~(h)(d)~~ The 'Settlement' and surrounding gardens provide a strong contrast between the developed foreground and the background of natural bushland on the hill-faces to the west and the sandy beach to the east. ~~(i)(e)~~ The section of road between Brooks Bay and Police Point provides many opportunities to see water views over the Huon River to the east, with the clearing around the waterfront at Desolation Bay enabling expansive views from the foreground through to the background, the eastern shore of the Huon River and mountain ranges beyond. ~~(j) The Road Corridor between Police Point and Surveyors Bay contains less native vegetation than elsewhere along Esperance Coast Road as the properties in this area are part of a large holding, which is used for grazing cattle.~~ ~~(k)(f)~~ 180 degree views of the Huon River are not obstructed by the native vegetation, which is less dense in this area, development, including residential and farm buildings, is therefore more visible from the road as a result. ~~(l) The Road Corridor overlays the small 'shack' town at Little Roaring Beach, which is made up of some small parcels of privately owned land.~~ ~~(m)(g)~~ The 'shacks' and surrounding gardens provide a strong contrast between the developed foreground and the background of natural bushland on the hill-faces to the west of the town and the white sandy beach to the east. ~~(n)(h)~~ The southern end of the Road Corridor terminates at Kent Beach Road, with 180 degree views to Kent Beach in the foreground and to Port Esperance in the middle ground, and Hope Island in the background.	~~Roaring Bay Beach, Kent Beach, Hope Island, mountains and other significant landmarks seen from the highway by locating development and works in positions that avoid obstruction of these features;~~ ~~(d) To minimise impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway, are minimised and~~ ~~(e) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway including historic buildings within 'The Settlement', are minimised; and~~ ~~(f) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.~~ ~~(g) Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise~~

			<u>unreasonably interferes with the character of the landscape.</u> ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as to the 'Settlement', Brooks Bay, Desolation Bay, Desolation Point, Granny Gibbons Bay, Barretts Bay, Hideaway Bay, Roaring Bay, Little Roaring Bay Beach, Kent Beach, Hope Island, mountains and other significant landmarks seen from the highway;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway, including heritage buildings within the 'Settlement'; and~~ ~~(d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~

HUO-C8.2.12	Arve Road Geeveston to Lonnavele (Tahune Forest Airwalk) Arve Road is a principal visitor touring route, and is promoted as part of the Huon Trail. <u>The Scenic Road Corridor along the Arve Road contains native vegetation with Forestry land beyond.</u>	~~(a) The Scenic Road Corridor along the Arve Road contains native vegetation with Forestry land beyond.~~ ~~(b)~~<u>(a)</u> Views to surrounding hill-faces and mountains are largely restricted to locations where vegetation has been thinned or removed within the road corridor, including bridge crossings, road intersections, picnic area clearings and lookouts, such as West Creek Lookout.	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. That development and works minimises visual obtrusion on prominent view lines. Development and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Sleeping Beauty and other significant landmarks by locating development and works in positions that avoid obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(e) Is, are minimised and Tourism visitor</u>

			~~information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.~~ ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as .Sleeping Beauty and other significant landmarks;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway;~~ ~~To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape~~

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			character in which it is located.
HUO-C8.2.13	The Esplanade and Channel Highway Huonville to Woodstock to Cradoc The Channel Highway is a State managed highway connecting Taroona and Huonville. An increasing number of local residents use this road on a daily basis to commute between Cygnet and Huonville, (and then continue on to Hobart via the Huon Highway). The Channel Highway is a principal visitor touring route, and is promoted as part of the Huon Trail.	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) The Scenic Road Corridor provides opportunities to view the Huon River and flood plains in the foreground and middle-ground. (c) River craft can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (d) Views to the Egg Islands to the west contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) The Huon River and floodplains allows viewing of wildlife including migratory birds. (f) There is a strong contrast between the developed foreground along the road corridor and the background of natural bushland on the surrounding hill-faces. (g) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards and grazing animals which make up the rural character of the valley in the foreground. (h) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (i) The historic town of Franklin can be seen on the western shore of the Huon River. (j) Views to mountains, such as the Wellington Range (Sleeping Beauty), Adamsons Peak and Grey Mountain, in the background also contribute to the scenic value. (k) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (l) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (m) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains.	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. That development and works minimises visual obtrusion on prominent view lines. Development and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Wellington Range (Sleeping Beauty), the Huon River and other significant landmarks by locating development and works in positions that avoid obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes</u>

		(n) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>with the character of the landscape.</u> ~~(e) Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.~~ ~~(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;~~ ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Wellington Range (Sleeping Beauty), the Huon River and other significant landmarks;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway; and~~ To preference tourism visitor information system (TVIS) signage or other coordinated

			and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.
HUO-C8.2.14	Channel Highway Cradoc to Cygnet <u>There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces.</u> <u>The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards, vineyards, crops and grazing animals which make up the rural character of the valley in the foreground.</u>	~~(a)~~ There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces. ~~(b)~~ The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards, vineyards, crops and grazing animals which make up the rural character of the valley in the foreground. ~~(c)~~ Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. ~~(d)~~<u>(a)</u> Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. ~~(e)~~<u>(b)</u> Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. ~~(f)~~<u>(c)</u> Patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. ~~(g)~~<u>(d)</u> The scenic value of this area is often enhanced by dramatic weather patterns including fog in the valley and snow-capped hills and mountains. ~~(h)~~<u>(e)</u> The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. That development and works minimises visual obstruction on prominent view lines. Development and works minimises visual obstruction to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Sleeping Beauty and other significant landmarks by locating development and works in positions that avoid obstruction of these features;</u> <u>(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged</u>

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			<u>over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(e) Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape encourage tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape.</u> <u>(a) To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience;</u> <u>To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features;</u> <u>e.g. Sleeping Beauty and other significant landmarks;</u> <u>(b) To retain and protect prominent sightlines to historic buildings seen from the highway;</u> <u>To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial</u>

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			~~signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~
HUO-C8.2.15	Channel Highway Cygnet to Gardners Bay to Deep Bay to Randalls Bay to Garden Island Creek to Verona Sands	(a) The Scenic Road Corridor between Cygnet and Deep Bay provides opportunities to view Port Cygnet and floodplains in the foreground, middle-ground and background. (b) Views to Port Cygnet and the Huon River provide opportunities for observation of wildlife, including migratory birds. (c) The Huon River is a major river estuary that contributes significantly to the scenic values of the Huon Valley. (d) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (e) There is a strong contrast between the developed foreground along the road corridor and the background of surrounding vegetated hill-faces. (f) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground, (g) Exotic trees and hedgerows within and beyond the Scenic Road Corridor provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (h) Patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (i) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (j) Views to Garden Island and Huon Island also contribute to the natural aesthetic appeal of the Scenic Road Corridor. (k) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains.	~~(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;~~ ~~(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road. That development and works minimises visual obtrusion on prominent view lines. Development and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks by locating development and works in positions that avoid obstruction of these features;~~ ~~(c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and~~ ~~(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage,~~

		(l) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>or otherwise unreasonably interferes with the character of the landscape.</u> ~~(a) Is are minimised and Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape~~To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway; and~~ ~~(d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.~~

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HUO- C8.2.16	Cygnnet Coast Rd/ Lymington Road Cradoc To Glaziers Bay to Lower Wattle Grove to Wattle Grove to Petcheys Bay to Lymington to Cygnnet	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) Views to Port Cygnnet and the Huon River provide opportunities for observation of wildlife, including migratory birds. (c) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (d) Opportunities to view the Huon River and flood plains in the foreground, and Egg Islands in the middle-ground, contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) The views to the water are in some locations quite immediate, as the road is close to the shoreline and just above the high tide mark. In other locations, the native vegetation between the road and the river enhances the water views. (f) Historic residential and farm buildings, orchards, vineyards, and grazing animals make up much of the rural character in the foreground. (g) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (h) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (i) Areas of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (j) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (k) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	<u>(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(b) Provide and maintain view corridors along the road alignment that enhance the traveller experience, through the setting back of buildings from the road corridor and minimising building bulk in proximity to the road;</u> <u>(c) That development and works minimises visual obtrusion on prominent view linesDevelopment and works minimises visual obtrusion to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarkss by locating development and works in positions that avoid obstruction of these features;</u> <u>(d) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and</u> <u>(e) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.</u>

			~~(a) Is are minimised Tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over signage that is excessive in size, or otherwise unreasonably interferes with the character of the landscape~~To set development and works back from the road and minimise building bulk within proximity to the road to provide for, and be sensitive to, views that enhance the traveller experience; ~~(b) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks;~~ ~~(c) To retain and protect prominent sightlines to historic buildings seen from the highway; and~~ To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, over signage that is excessive in size, or otherwise unreasonably interferes with the landscape character in which it is located.

HUO-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)

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	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Abels Bay	0.9	1.8	~~2.2-2.5~~ 2.5	~~2.52-2.2~~
Cairns Bay	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Castle Forbes Bay	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Charlotte Cove	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Cradoc	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Cygnnet	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Deep Bay	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Dover	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Eggs and Bacon Bay	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Franklin	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Garden Island Creek	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Gardners Bay	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Geeveston	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Glaziers Bay	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Glen Huon	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Hastings	0.9	1.8	~~2.1-2.4~~ 2.4	~~2.42-12-1~~
Huonville	0.9	1.8	~~2.52-2.2~~ 2.5	~~2.22-52-2~~
Lune River	0.9	1.8	~~2.42-1-2.4~~	~~2.12-42-1~~
Lymington	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Police Point	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Port Huon	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Randalls Bay	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Ranelagh	0.9	1.8	~~2.42-1-2.4~~	~~2.12-42-1~~
Recherche	0.9	1.8	~~2.42-1-2.4~~	~~2.12-42-1~~
Southport	0.9	1.8	~~2.42-1-2.4~~	~~2.12-42-1~~
Strathblane	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Surges Bay	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Surveyors Bay	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Waterloo	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
Wattle Grove	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~
All other locations	0.9	1.8	~~2.52-22-5~~	~~2.22-52-2~~

HUO-Applied, Adopted or Incorporated Documents

Tasmanian Planning Scheme – Huon Valley Draft LPS

Document Title	Publication Details	Relevant Clause in the LPS
<u>This table is not used in this Local Provisions Schedule</u> ~~Tasmanian Acid Sulphate Soils Management Guidelines~~	~~Department of Primary Industries, Water and Environment, Hobart, 2009~~	~~HUO-S4.4 Definition of Terms~~
~~Dispersive Soils and their Management: Technical Reference Manual~~	~~Hardie, M, Department of Primary Industries, Water and Environment, Hobart, 2009~~	~~HUO-S5.4 Definition of Terms~~
~~Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers.~~	~~Department of Primary Industries, Water and Environment, Hobart, 2009~~	~~HUO-S5.4 Definition of Terms~~

Appendix A

HUO-Table C6.1 Local Historic Heritage Places Datasheets

Reference Number	Description	Folio of the Register	Town/Locality	Street Address	Page number within Appendix
HUO-C6.1.1	House and c1970 Oast House.	138685/1	Huonville	138 Glen Road	
HUO-C6.1.2	Franklin Catholic Cemetery.	251619/1	Franklin	12 Jacksons Road	
HUO-C6.1.3	Federation (c1910) weatherboard house ~~&~~ and c1870 barn.	141089/1	Glen Huon	672 Glen Huon Road	
HUO-C6.1.4	Isolated hamlet of houses, outbuildings, apple shed and scenic landscape.	52146/7, 52146/8, 157639/2, 141531/1, 38182/1, 157639/4, 52146/3	Brooks Bay	352,354,364,368, 376 and adjoining Crown land.Esperance Coast Road	
HUO-C6.1.5	c1890 weatherboard house.	162218/1	Dover	6626 Huon Highway	
HUO-C6.1.6	Hope Island.	Authority Land, Parks and Wildlife Service, Crown Land.		Hope Island	
HUO-C6.1.7	Former St Paul's Church.	7691/2	Dover	6963 Huon Highway	
HUO-C6.1.8	c1890 weatherboard house.	139166/1	Geeveston	5093 Huon Highway	
HUO-C6.1.9	c1850 weatherboard house.	152992/3	Geeveston	68 O'Halloran's Road	
HUO-C6.1.10	1954 brick commercial building.	34294/1	Geeveston	13 Church Street,	
HUO-C6.1.11	c1880 weatherboard house and c1860 weatherboard cottage.	114235/1	Geeveston	105 Fourfoot Road	
HUO-C6.1.12	Three weatherboard apple	115970/1	Waterloo	Land adjacent to 5528 Huon Highway,	

	packing sheds on timber stumps.				

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.1

Description

House and c1970 Oast House, 138 Glen Road, Huonville.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.1.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; The oast house is able to demonstrate the development of the hop industry in the Huon Valley. Whilst a recent structure, the oast house remains a rare example of a particular type of oast house in the Huon Valley.
(ii) creative or technical achievements; On its completion the oast house was considered one of the most modern in the State, so it can demonstrate the technological achievements of a specific period in the hop industry in the Huon Valley.
(iii) a class of building or place; The oast house demonstrates the principle characteristics of a post-war oast house. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; 138 Glen Road's association with the Frankcomb and Stillwell families, who were deemed significant members of the Ranelagh and Huonville communities.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The oast house represents an aspect of Huon Valley's past that contributes to the local identity.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.2

Description

Franklin Catholic Cemetery, 12 Jacksons Road, Franklin.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.2.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The Jackson's Point Catholic Cemetery demonstrates the development of the Franklin township during the mid-to-late 19th century and because it demonstrates the prominence of the Catholic Church in 19th century rural communities and the growth of a Catholic community in the Franklin area.
(ii) creative or technical achievements; or The Jackson's Point Catholic Cemetery gravestones provide information about members of the community that contribute to a broader knowledge of the local area.
(iii) a class of building or place; or The Jackson's Point Catholic Cemetery has the potential to yield important information about our knowledge of dietary, health and lifestyle issues that could contribute to a greater understanding of the Huon Valley history. As a good, albeit modest, example of a 19th century Catholic cemetery, the Jackson's Point Catholic Cemetery is of historic heritage significance because it can demonstrate the principal characteristics of a particular class of cultural place. The Jackson's Point Catholic Cemetery demonstrates high levels of artistic achievement and even though the cemetery is modest, there are some fine examples of headstones.
(iv) aesthetic characteristics; Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or The Jackson's Point Catholic Cemetery's social and spiritual associations have special meaning to the Franklin community and because of its association with the Franklin Catholic community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The Jackson's Point Catholic Cemetery's association with Father Murphy, who established the cemetery, is buried in the cemetery, and was a significant figure in the Huon Valley Catholic community during the mid-to-late 19th century.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.3

Description

Federation (c1910) weatherboard house ~~& and~~ c1870 barn, 672 Glen Huon Road, Glen Huon.

Specific Extent

The specific extent of the local historic heritage place is within 100m of the house and of the barn.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or 672 Glen Huon Road is one of the few parcels of land within the Huon Valley that has remained relatively unchanged and in ownership of the same family since the 1860s, so it is able to demonstrate an important period in the history of the Huon Valley. The house demonstrates different phases of development and architectural styles in the Huon Valley. The stone barn/hop kiln is one of the earliest known physical structures demonstrating the importance of the hops industry in the Huon Valley. ~~672 Glen Huon Road is of historic heritage significance because anecdotal evidence suggests that the house is located on land that was historically used as an indigenous walking track, which is a rare example of pre-European land usage in the Huon Valley.~~ ~~672 Glen Huon Road is of historic heritage significance because further research could yield a better understanding of the ways in which indigenous populations historically navigated the Huon Valley.~~
(ii) creative or technical achievements; or The stone barn/hop kiln is the only known extant example of a stone hop kiln in the Huon Valley and is a rare surviving example of a traditional 19th century construction method that dates from that period of development.
(iii) a class of building or place; or The house demonstrates the changing characteristics of vernacular residential buildings in the Huon Valley during the 19th and 20th century. These characteristics are found in the external form, construction methods and detailing both externally and internally. The stone barn/hop kiln demonstrates the principal characteristics of a 19th century simple stone building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or 672 Glen Huon Road has a historic and ongoing association with the Wright family who were, and remain, an important family within the Glen Huon area.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.4

Description

Isolated hamlet of houses, outbuildings, apple shed and scenic landscape, The Settlement, Brooks Bay.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.4.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or Brooks Bay is of historic heritage significance because the extant buildings and landscape demonstrate the development of the Huon Valley apple and orchard industry in the 19th and 20th century. Brooks Bay is a rare example of a historic apple orchard landscape that is physically connected to the Huon River, which is reinforced by the location of the apple shed on the water's edge. Whilst the individual buildings have varying degrees of heritage significance, as a collection of buildings that were constructed by a single family to support the historic use of the land for the apple and orchard industry, Brooks Bay has historic heritage significance because it has the principle characteristics of a small-scaled orchard settlement in the Huon Valley.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or Not applicable.
(iv) aesthetic characteristics; or The apple shed at Brooks Bay is a particularly intact example of a class of place that can demonstrate the principal characteristics of an early 20th century apple industry building. Brooks Bay is of aesthetic significance because the individual elements and features, both natural and constructed, have picturesque and scenic qualities that are appreciated by the Huon Valley community.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Brooks Bay has historic heritage significance because of its association with the Rowe family who were critical to the development of Brooks Bay and who were important members of Brooks Bay and broader Port Esperance community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.5

Description

c1890 weatherboard house, 6626 Huon Highway, Dover.

Specific Extent

The specific extent of the local historic heritage place is the shown on the overlay as HUO-C6.1.5.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or 6626 Huon Highway is of historic heritage significance because it demonstrates the importance of the timber industry in the Huon Valley and its expansion north of Dover. 6626 Huon Highway is of historic heritage significance because its prominent location along the Huon Highway can still be read in conjunction with the surrounding forestry landscape that originally supported its construction. 6626 Huon Highway, and the land surrounding 6626 Huon Highway, is of historical heritage significance because of its association with the Stanmore Mill and the possibility that there are surface and subsurface remnants of the mill and associated railway that can provide information about the early timber industry in the Huon Valley.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or 6626 Huon Highway is of historic heritage significance as a rare example of a Victorian Filigree styled residential dwelling and its ability to demonstrate the principal characteristics of a Victorian Filigree building. These characteristics are found in the external form, construction methods and external detailing.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. 6626 Huon Highway is of historic heritage significance because of its association with the Clennett family, and in particular William Longstaff Clennett, who was a prominent member of the Dover community.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.6

Description

Hope Island.

Specific Extent

The specific extent of the local historic heritage place is the entire island.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The former convict probation station use of the site is of historic heritage significance for its ability to demonstrate a pattern of Tasmanian life related to early convict sites and their role in agriculture and building settlements. Convict sites are by their nature rare and, despite the remnant state of the elements remaining on the island, they are now rare features of the landscape. There are relatively few convict sites identified in the Huon Valley area and Hope Island has historical cultural significance for its ability to demonstrate a significant period in the history and development of the Huon Valley. Surface and subsurface remains of the Hope Island probation outstation are of historic heritage significance because they have the potential to yield valuable information of an archaeological nature that may contribute to a greater understanding of Tasmania's convict past. The archaeological remains may also demonstrate aspects of 19th century land-use, architectural and technology, including information about the later uses of the island by private lessees.
(ii) creative or technical achievements; or Extant structures of Hope Island probation outstation represent and demonstrate aspects of 19th century penal land use, design and technology. In particular the assistant superintendent quarters, which demonstrates the principle characteristics of a simple Colonial Georgian dwelling and also provides an opportunity to gain an insight into local building techniques.
(iii) a class of building or place; or Hope Island is part of a broader collection of convict probation stations found throughout Tasmania, all of which contribute to an understanding of the convict system of settlement in Tasmania. Hope Island has aesthetic significance based on its iconic status as the largest of the three islands in Port Esperance and its visual and historic relationship with the surrounding area.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Hope Island's association with the use of the island to support the Dover Probation Station and the later private landholders who leased the island, including John Boothman, who was an important early local identity in Dover, and the Sawers brothers who were both esteemed members of the Dover community.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.7

Description

Former St Paul's Church, 6963 Huon Highway, Dover.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.7.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or 6963 Huon Highway Dover demonstrates the development of the township of Dover in the mid-to-late 19th century and the prominence of the Anglican Church in rural communities.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or 6963 Huon Highway Dover is a rare extant example of a mid-to-late 19th century place of worship that is significantly intact.
(iv) aesthetic characteristics; or 6963 Huon Highway Dover demonstrates the principle characteristics of a Victorian Carpenter Gothic style rural church building. These characteristics are demonstrated in its timber frame with weatherboard cladding, steep pitched roof clad in corrugated iron, pointed arches and constructions details.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or 6963 Huon Highway Dover is valued by the community as a religious and townscape landmark.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.8

Description

c1890 weatherboard house, 5093 Huon Highway, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.8.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or Not applicable.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The house at 5093 Huon Highway, Geeveston is of historic significance for its ability to demonstrate the principal characteristics of a late-Victorian Gothic weatherboard residential building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.9

Description

c1850 weatherboard house, 68 O'Halloran's Road, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is within 100m of the house.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The house and the broader site is of historic heritage significance because of its association with the commencement of the timber industry in the Huon Valley. The main dwelling at 68 O'Halloran's Road has some historic heritage significance because it allows an understanding of the pattern of development in the early phase of settlement of the Huon Valley.
(ii) creative or technical achievements; or ~~The remnant convict water channels, while located outside of the property boundary, are endangered and could provide further understanding of early developments and processes within the Huon Valley timber milling industry. Not applicable.~~
(iii) a class of building or place; or Despite multiple alterations and additions, the main dwelling retains some historic heritage significance because elements of the building demonstrate the principle characteristics of an early housing typology within the Huon Valley area.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The house and the broader site's association with the Hill family, and in particular Richard Hill, who was prominent in business, orchards, milling, commerce, and community activity within the Geeveston area.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.10

Description

1954 brick commercial building, 13 Church Street, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.10.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The commercial building at 13 Church Street is of historic heritage significance because it demonstrates the importance of townships within the largely rural setting of the Huon Valley and the quality of the building shows the importance of banks and institutions to small communities.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The building is of historic heritage significance for its ability to demonstrate the principal characteristics of an inter-war Stripped Classical building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or The building has some historic heritage significance and community esteem because of its contribution to the overall quality of the townscape and for its ability to reinforce the community's sense of place.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.11

Description

c1880 weatherboard house and c1860 weatherboard cottage, 105 Fourfoot Road, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.11.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	The late-Victorian Georgian house at 105 Fourfoot Road demonstrates an important period of settlement, from early simple cottages to more substantial housing that became the quintessential house form in the Huon Valley area from the Victorian area through to the Second World War and it is an important link to its antecedent structure to the north. The late-Victorian Georgian house demonstrates the principal characteristics of a Victorian Georgian building. These characteristics are found in the external form, construction methods and detailing both externally and internally. The mid-Victorian cottage demonstrates the change from early simple housing typologies to more substantial housing. It is an excellent, albeit altered, example of early settlement housing.
(ii) creative or technical achievements; or	The mid-Victorian cottage has the ability to reveal early construction details and information that is rapidly disappearing from the Huon Valley area.
(iii) a class of building or place; or	Not applicable.
(iv) aesthetic characteristics; or	The mid-Victorian cottage is a rare surviving example of this type of early simple housing typology within the Huon Valley area and for its ability to demonstrate the principal characteristics of buildings during the early stages of settlement within the Huon Valley. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.12

Description

Three weatherboard apple packing sheds on timber stumps, on land adjacent to 5528 Huon Highway, Waterloo.

Specific Extent

The specific extent of the local historic heritage place is within 50m of the three sheds.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The buildings on land adjacent to 5528 Huon Highway, Waterloo demonstrate the development of the Huon Valley apple and orchard industry in the late 19th to early 20th century and, individually and combined, are rare extant examples of significantly intact late 19th to 20th century buildings associated with the Huon Valley apple industry.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The buildings individually and combined, are excellent examples of a broader class of place within the Huon Valley and demonstrate the principal characteristics of late 19th to 20th century apple industry buildings.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The buildings association with Len Rowe and the Calvert family who were prominent members of the Waterloo and Port Esperance community.

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Appendix A: Local Historic Heritage Code Datasheets

Huon Valley Local Provisions Schedule

HUO-Local Provisions Schedule Title

HUO1.1 This Local Provisions Schedule is called the Huon Valley Local Provisions Schedule and comprises all the land within the municipal area.

HUO-Effective Date

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

HUO-Local Area Objectives

HUO-28.0 Recreation Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-28.1	Huonville Recreation Ground shown on an overlay map as HUO-28.1.	(a) To provide for a suitable mix of uses that: (i) are complementary and subservient to the primary role of the site as public open space for sporting, recreational and community use for the broader Huon Valley region; and (ii) fosters the integration, co-location and sharing of sporting, recreational and community facilities.

HUO-29.0 Open Space Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-29.1	Huonville shown on an overlay map as HUO-29.1	(a) To provide for the area to be utilised as a regional open space and recreation destination, of a scale and quality which: (i) attracts visitation to the town from outside of the Huon Valley; and (ii) facilitates economic activity beyond its role as a Rural Service Centre; (b) To provide for a suitable mix of uses that support and activate the regional open space and recreation destination, which are small scale and/or connected with recreational uses, such as: (i) a kiosk/café or an outlet for hire of recreation equipment such as bikes or kayaks; (ii) space for uses such as food trucks/vans or a market; and (iii) social enterprise, recreational facilities and activities;

		which are sympathetic to the primary recreational use. (c) To provide for a suitable mix of uses which facilitate public recreational facilities within proximity to the Huon River, including: (i) small scale water access infrastructure, to facilitate the on-water linkages between Huonville and nearby townships; and (ii) display of art, and interpretation. (d) To provide for a suitable mix of uses that: (i) enable views of the Huon River particularly from public open space; and (ii) facilitate public foreshore access. (e) To maximise walkability and connectivity with safe, efficient and convenient movement for pedestrians and cyclists: (i) between residential, commercial and recreational areas within Huonville and to the Huon River; and (ii) between Huonville and nearby townships.

HUO-P1.0 Particular Purpose Zone – Future Road Corridor

HUO-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Future Road Corridor is:

- HUO-P1.1.1 To identify land that may be required for a road corridor in the future.
- HUO-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.
- HUO-P1.1.3 To not compromise future road corridors by allowing use or development that prevents the road being constructed through its chosen route, as a result of an increase in social or economic costs.

HUO-P1.2 Local Area Objectives

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

HUO-P1.3 Definition of Terms

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

HUO-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Permitted	
Passive Recreation	
Resource Development	If for agricultural use excluding for controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for minor utilities or road infrastructure.
Discretionary	
Resource Development	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

HUO-P1.5 Use Standards

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

HUO-P1.6 Development Standards for Buildings and Works

HUO-P1.6.1 Buildings and works

Objective:	That buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Buildings or works are for the development of a road by, or under the direction of, the road authority.	P1 Buildings or works must not preclude the future use and development of land for road infrastructure.
A2	Buildings and other permanent improvements must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.

HUO-P1.7 Development Standards for Subdivision

HUO-P1.7.1 Subdivision

Objective:	That the subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Subdivision is for the purposes of creating a lot for the development of a road by, or under the direction of, the road authority.	P1 No Performance Criterion.
A2	Subdivision must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criterion.

HUO-P1.8 Tables

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

HUO-P2.0 Particular Purpose Zone – Southwood Integrated Timber Processing Site

HUO-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Southwood Integrated Timber Processing Site is:

- HUO-P2.1.1 To recognise the regional economic importance of Southwood and its strategic location for timber, mineral and rural resources.
- HUO-P2.1.2 To integrate infrastructure and use within the site.
- HUO-P2.1.3 To provide for the protection of water resources.

HUO-P2.2 Local Area Objectives

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

HUO-P2.3 Definition of Terms

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

HUO-P2.4 Use Table

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Bulky Goods Sales	If for a timber yard.
Extractive Industry	
Manufacturing and Processing	If for the primary input is timber, mineral or agricultural resource.
Natural and Cultural Values Management	
Resource Processing	If primary input is timber, mineral or agricultural resource.
Service Industry	If primarily related to machinery or vehicles associated with timber, mineral or agricultural resource.
Storage	If for liquid fuel depot, solid fuel depot or wood yard.
Utilities	
Discretionary	
Emergency Services	

Use Class	Qualification
Food Services	
Manufacturing and Processing	If not listed as Permitted.
Research and Development	
Recycling and Waste Disposal	
Resource Processing	If not listed as Permitted.
Transport Depot and Distribution	
Vehicle Fuel Sales and Services	If primarily related to vehicles associated with timber, mineral or agricultural resource.
Prohibited	
All other uses	

HUO-P2.5 Use Standards

HUO-P2.5.1 Discretionary uses

Objective:	That Discretionary uses protect the operational efficiency of existing uses.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Discretionary uses must: (a) not compromise the operational efficiency of any existing use in the zone through conflicts over matters including vehicular access, amenity, operational hours, use and capacity of existing infrastructure; and (b) be of a scale or purpose that can complement existing uses.

HUO-P2.5.2 Location of use

Objective:	That Discretionary uses benefit from the site's strategic positioning.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Discretionary uses must benefit from the location of the site, existing infrastructure or forestry road network to the extent that the use cannot reasonably

	be located in a Light Industrial Zone or General Industrial Zone elsewhere in the municipal area.

HUO-P2.6 Development Standards for Buildings and Works

HUO-P2.6.1 Setback

Objective:	To protect the aesthetic and environmental qualities of the Huon River.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from the Huon River of not less than 100m excluding for a building with a gross floor area not more than 20m ² .	P1 Buildings must be sited to: (a) minimise adverse impact on the landscape as viewed from the Huon River; and (b) maintain soil and water quality alongside of the Huon River.

HUO-P2.7 Development Standards for Subdivision

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

HUO-P2.8 Tables

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

HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct

HUO-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Franklin Marine and Tourism Precinct is:

- HUO-P3.1.1 To provide for boat and ship building activities alongside education, recreation and tourism activities.
- HUO-P3.1.2 To retain and enhance access to the Huon River.

HUO-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HUO-P3.2.1	Franklin Evaporators shown on an overlay map as HUO-P3.2.1 and in Figure HUO-P3.1.	To provide for: (a) the former industrial site, Franklin Evaporators (folio of the Register 45212/1), to become a tourism drawcard with a range of uses that complement and benefit from proximity to established boat building facilities and the Huon River. (b) To provide for a range of complementary uses.
HUO-P3.2.2	Franklin Marine and Tourism Precinct, within 15m of Main Road/Huon Highway, Franklin shown on an overlay map as HUO-P3.2.2 and in Figure HUO-P3.1.	To provide for: (a) development of a modest, single storey scale and design that is respectful of traditional residential form, exemplified by existing buildings along Main Road/Huon Highway, Franklin, that are located within the Franklin Heritage Specific Area Plan; and (b) commercial or community use.

HUO-P3.3 Definition of Terms

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

HUO-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Educational and Occasional Care	If not for a childcare centre, day respite facility, kindergarten and primary school.
General Retail and Hire	If related to boating or shipping.
Manufacturing and Processing	If related to boat or ship building.
Service Industry	If for the cleaning, maintenance or repair of boats or ships.
Sports and Recreation	If for an outdoor recreation facility.
Discretionary	
Community Meeting and Entertainment	
Food Services	
General Retail and Hire	If not for department store or supermarket.
Hotel Industry	If located on Folio of the Register 172539/1.
Pleasure Boat Facility	
Port and Shipping	
Research and Development	
Resource Processing	
Tourism Operation	
Visitor Accommodation	If located on Folio of the Register 172539/1.
Prohibited	
All other uses	

HUO-P3.5 Use Standards

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

HUO-P3.6 Development Standards for Buildings and Works

HUO-P3.6.1 Building height

Objective:	That building height contributes positively to the streetscape and does not result in unreasonable adverse impact on amenity to adjoining land.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than: (a) 5m if within 20m of the centreline of Main Road/Huon Highway, Franklin; (b) 9m elsewhere.		P1 Building height must: (a) be the minimum necessary for the purpose of the building; (b) prevent visual impact when viewed from adjoining properties, due to bulk and height; (c) be consistent with the scale of other buildings in the zone; (d) not unreasonably overshadow adjacent public space; and (e) be not more than 8m if within 20m of the centreline of Main Road/Huon Highway, Franklin.

HUO-P3.6.2 Design

Objective:	That building design is sympathetic to typical buildings forms within the zone and within Franklin.	
Acceptable Solutions		Performance Criteria
A1 Building design must address the street by: (a) providing the main pedestrian entrance to the building at the frontage; (b) avoiding large expanses of blank walls in the front façade and facades facing other public space boundaries; (c) screening mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (d) incorporating roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and		P1 Building design must enhance the streetscape by: (a) providing the main access to the building in a way that addresses the street or other public space boundary; (b) treating large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art, so as to contribute positively to the streetscape and public space; (c) ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;

(e) providing roof materials that consist of painted or unpainted tin, metal, Colorbond or equivalent.	(d) ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (e) having a roof pitch that when viewed in combination the height, scale, bulk and form of other building elements, complements typical building forms elsewhere in Franklin; (f) providing roof materials that consist of painted or unpainted tin, metal, Colorbond or equivalent; and (g) being consistent with any local area objectives provided for the area.
A2 No Acceptable Solution.	P2 A new building must: (a) have a height, scale, bulk and form that does not dominate other buildings in the zone; (b) if within 20m of the centreline of Main Street/Huon Highway have a height, scale, bulk and form that provides a strongly defined street edge and is respectful of traditional building patterns elsewhere in Franklin; and (c) not imitate any building listed on the Tasmanian Heritage Register or a Local Historic Heritage Code list in this planning scheme.

HUO-P3.6.3 No build areas

Objective:	To maintain important vistas of the Huon River from the Huon Highway and side roads.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works within the area marked 'No Build Area' in Figure HUO-P3.1 must have a maximum height above existing ground level of not more than 0.25m.	P1 Buildings and works within the area marked 'No Build Area' in Figure HUO-P3.1 must have minimal intrusion on views of the Huon River from a public road.	

HUO-P3.6.4 Public access

Objective:	To maintain public access to the Huon River.	
Acceptable Solutions		Performance Criteria
A1 Buildings and works must not impede public access to the Huon River.		P1 Buildings and works must be designed or sited to maintain or enhance public access to the Huon River.

HUO-P3.7 Development Standards for Subdivision

HUO-P3.7.1 Maximum number of new lots off Main Street / Huon Highway

Objective:	To preserve the heritage and character values of Franklin by limiting the number of new lots that can be created if fronting Main Road/Huon Highway, Franklin.	
Acceptable Solutions		Performance Criteria
A1 For a lot with frontage to Main Road/Huon Highway, Franklin, subdivision must create no more than one new lot from a parent lot in existence as at 1 July 2012.		P1 No Performance Criterion.

HUO-P3.7.2 Subdivision

Objective:	That subdivision is sympathetic to the historic pattern of subdivision and does not create potential for future incompatible development.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or a lot proposed in a plan of subdivision must not result in: (a) detriment to the heritage and character values of Franklin; (b) a pattern of subdivision unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (c) size and shape of lots unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (d) loss of curtilage to an existing building that contributes to the heritage and character values of Franklin;

	(e) potential for a confused understanding of the development of Franklin; and (f) an increased likelihood of future development that is incompatible with the heritage and character values of Franklin.

HUO-P3.8 Tables

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



Figure HUO-P3.1 No build areas

HUO-S1.0 Franklin Heritage Specific Area Plan

HUO-S1.1 Plan Purpose

The purpose of the Franklin Heritage Specific Area Plan is:

- HUO-S1.1.1 To recognise and protect the heritage and character values of Franklin that are set out in Table S1.9.1.
- HUO-S1.1.2 To provide for sympathetic building height, scale, bulk and form and subdivision design.
- HUO-S1.1.3 To recognise and protect vistas to and from the Franklin foreshore.

HUO-S1.2 Application of this Plan

- HUO-S1.2.1 The specific area plan applies to the area of land designated as Franklin Heritage Specific Area Plan on the overlay maps.

- HUO-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 are in addition to, the provisions of:

- (a) Low Density Residential Zone;
 - (b) Rural Living Zone;
 - (c) Village Zone;
 - (d) Rural Zone;
 - (e) Recreation Zone;
 - (f) Open Space Zone;
 - (g) Environmental Management;
 - (h) Utilities zone;
 - (i) Signs Code; and
 - (j) Parking and Sustainable Transport Code,
- as specified in the relevant provision.

- HUO-S1.2.3 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information to determine compliance with development standards:

- (a) a conservation plan;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;
- (c) a statement of significance; and/or
- (d) a heritage impact statement.

HUO-S1.3 Local Area Objectives

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

HUO-S1.4 Definition of Terms

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

HUO-S1.5 Use Table

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

HUO-S1.6 Use Standards

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

HUO-S1.7 Development Standards for Buildings and Works

HUO-S1.7.1 Building height

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and clause 10.5.1 Non-dwelling development A1 and P1, Rural Living Zone – clause 11.4.2 Building height, setback and siting A1 and P1, Village Zone – clause 12.4.2 Building height, Rural Zone – clause 20.4.1 Building height, Recreation Zone – clause 28.4.1 Building height, setback and siting A1 and P1 and Open Space Zone – clause 29.4.1 Building height, setback and siting A1 and P1.

Objective:	That building height is sympathetic to the heritage and character values of Franklin and does not result in unreasonable impact on amenity of adjoining land.	
Acceptable Solutions		Performance Criteria
A1 Building height, excluding for an outbuilding or a fence, must be not more than: (a) 4m in the Open Space Zone; or (b) 5m otherwise.		P1 Building height must: (a) be consistent with the heritage and character values of Franklin. (b) be consistent with the height of existing buildings on adjoining properties, particularly any building on the Tasmanian Heritage Register; (c) be proportional to the scale, bulk and form of the building having regard to the heritage and character values of Franklin and any specific heritage values of adjacent buildings; (d) minimise loss of view to and from the Huon River foreshore from public land and roads; and (e) not cause an unreasonable loss of residential amenity on adjoining properties by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or

	further decrease sunlight hours if already less than 3 hours; and (iii) visual impact when viewed from adjoining properties, due to bulk and height.
A2 A dwelling must have no more than one habitable storey excluding for a dormer room.	P2 No Performance Criterion.

HUO-S1.7.2 Setback

This clause is in substitution for Low Density Residential Zone – clause 10.4.3 Setback and clause 10.5.1 Non-dwelling development A2 and P2 and A3 and P3, Rural Living Zone – 11.4.2 Building height, setback and siting A2, P2, A3 and P3, Village Zone – clause 12.4.3 Setback, Rural Zone – clause 20.4.2 Setbacks, Recreation Zone – clause 28.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4, Open Space Zone – 29.4.1 Building height, setback and siting A2, P2, A3, P3, A4 and P4.

Objective:	That building setback is sympathetic to the heritage and character values of Franklin, is sympathetic to the prevailing building setback from a frontage and does not result in unreasonable adverse impact on residential amenity to adjoining land.
Acceptable Solutions	Performance Criteria
A1 Buildings must be parallel to the frontage and have a setback from a frontage of: (a) not more than 3m; or (b) not less than an existing building on site if for an addition.	P1 Building setback from frontage must: (a) be compatible with the heritage and character values of Franklin; (b) be consistent with the prevailing building setback from frontage of other buildings on the same side of a road and within 100m of the site, generally maintaining a continuous building line in the streetscape; and (c) be sympathetic with the building setback from frontage of any building on the Tasmanian Heritage Register on or adjoining the site.
A2 Buildings must have a setback from side and rear boundaries of not less than 3m.	P2 Buildings must be sited from side and rear boundaries: (a) to retain existing or potential vehicular access to the rear of the site; (b) be appropriate for the height, scale, bulk and form of the building and other buildings in the streetscape having regard to the heritage and character values of Franklin;

	(c) be sympathetic to any building on the Tasmanian Heritage Register on or adjoining the site having regard to the height, scale, bulk and form; and (d) be sufficient to prevent an unreasonable loss of residential amenity to adjoining properties by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact, when viewed from adjoining properties, through building bulk and massing.

HUO-S1.7.3 Design

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That building design is sympathetic to the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Building design for a new structure, excluding an outbuilding or a fence, must: (a) provide a height, scale, bulk and form that complements buildings within 100m of the site; (b) is sympathetic to any building on the Tasmanian Heritage Register within 100m of the site; (c) not result in detriment to the heritage and character values of Franklin; and (d) avoid imitation of a building on the Tasmanian Heritage Register within this Specific Area Plan.
A2 An addition to an existing building must be located to the rear of that building as viewed from the primary frontage.		P2 Additions to a building must complement the heritage and character values of Franklin.

A3 A building, excluding an outbuilding, must have a roof pitch no less than 22.5 degrees.	P3 A building, excluding an outbuilding, must have a roof pitch that when viewed in combination with the height, scale, bulk and form of other building elements complements the heritage and character values of Franklin.
A4 External wall cladding of a building must not be comprised of face brick, steel, masonry, cement sheet, concrete or equivalent materials to more than 10% of the surface area.	P4 External wall cladding of a building must when viewed in combination with the height, scale, bulk and form of the building complement the heritage and character values of Franklin.
A5 Roof materials must be tin, metal, Colorbond or equivalent.	P5 No Performance Criterion.

HUO-S1.7.4 Landscaping

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of sites for non-residential use.	
Acceptable Solutions		Performance Criteria
A1 Landscaping along the frontage of a site is not required if: (a) development is associated with a residential use; or (b) an existing or proposed building extends across the width of the frontage (excluding for vehicular access ways) with a setback to frontage of less than 1m.		P1 Landscaping must be provided for sites for non-residential use to: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; and (d) be compatible with the heritage and character values of Franklin.

HUO-S1.7.5 Outdoor Storage Areas

This clause is in substitution for Low Density Residential Zone – clause 10.5.1 Non-residential development A6 and P6, Village Zone – clause 12.46 Outdoor storage areas, Recreation Zone – clause 28.4.2 Outdoor storage areas and Open Space Zone 29.4.2, and in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works and Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas for a non-residential use must: (a) be located behind the building line and the goods and materials stored therein screened from public view; and (b) not encroach upon car parking areas, driveways or landscaped areas.		P1 Outdoor storage areas for a non-residential use must: (a) be located, treated or screened to not cause unreasonable loss of visual amenity of the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.

HUO-S1.7.6 Fencing

This clause is in substitution for Low Density Residential Zone – clause 10.4.5 Frontage fences for all dwellings and clause 10.5.1 Non-dwelling development A5 and P5, Village Zone – clause 12.4.5 Fencing, and is in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the height and design of a front fence is consistent with the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 Fencing must: (a) fences and gates of greater height than 0.7m must not be erected within 4.5m of the frontage; and (b) fences along a frontage must be 60% transparent.		P1 Fencing must contribute positively to the heritage and character values of Franklin. having regard to: (a) the height of the fence which must be no more than 1m within 4.5m of a frontage; (b) the transparency of the fence which must be no less than 20% if along a frontage; (c) the prevailing height and transparency of fences along a frontage within 100m of the site; (d) the design of the fence; (e) the fence materials and construction; and (f) the nature of the use.

HUO-S1.7.7 Outbuildings

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the size, number and siting of outbuildings does not detract from the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must: (a) have a combined floor area not more than 60m²; (b) have a individual floor area not more than 36m²; (c) have a building height not more than 4.5m; and (d) have a setback from a frontage of not less than 5m greater than the setback of the existing or proposed dwelling on the site.		P1 Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to: (a) not be visually prominent from the road; (b) maintain the primacy of the presentation of an existing or proposed dwelling or other commercial building on the site; (c) be consistent with the scale of outbuildings on the site or in close visual proximity; and (d) be compatible with the heritage and character values of Franklin.

HUO-S1.7.8 Siting of car parking

This clause is in addition to Parking and Sustainable Transport Code – clause C2.0.

Objective:	That the location of uncovered car parking spaces does not detract from the heritage and character values of Franklin.	
Acceptable Solutions		Performance Criteria
A1 The siting of uncovered parking spaces for cars, boats or other vehicles must only be to the rear of the main building on the site as viewed from the primary frontage.		P1 The siting of uncovered parking spaces for cars, boats or other vehicles must satisfy all of the following: (a) maintain the primacy of the presentation of an existing or proposed dwelling or other commercial building on the site; and (b) be compatible with the heritage and character values of Franklin.

HUO-S1.7.9 Demolition

This clause is in addition to Low Density Residential Zone –clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the demolition in whole or in part of buildings or works does not detract from the heritage and character values of Franklin.
Acceptable Solutions	Performance Criteria
A1 Demolition must not result in the loss of: (a) not more than 20m² of floor area; and (b) buildings or works within 20m of the frontage.	P1 Demolition must not result in the loss of: (a) buildings or works that are integral to the heritage and character values of Franklin; (b) contributory fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the heritage and character values of Franklin; or (c) unless all of the following apply; (i) there are, environmental, social, economic or safety reasons of greater value to the community than the elements that contribute to heritage and character values of Franklin; (ii) there are no prudent or feasible alternatives; (iii) opportunity is created for a replacement building that must be more complementary to the heritage and character values of Franklin.

HUO-S1.7.10 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

This clause is in substitution for Signs Code – clause C1.6.4 Signs.

Objective:	That the size, design and siting of signs complements and does not impact on the heritage and character values of Franklin that are set out in Table S1.9.1.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A sign must: (a) be located in a manner that minimises impact on the heritage and character values of Franklin;

	(b) be placed so as to allow the architectural details of the building to remain prominent; (c) be of a size and design that must not substantially diminish the heritage and character values of Franklin; (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible; (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values; (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints; (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building; (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character; and (i) not use internal illumination in a sign unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.

HUO-S1.7.11 No build areas

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Recreation Zone clause – 28.4 Development Standards for Buildings and Works and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	To preserve important vistas of the Huon River from side streets and lanes and from the Huon Highway near the entrance to Franklin.
Acceptable Solutions	Performance Criteria
A1 Buildings or works are not located within the areas depicted by grey hatching and marked 'no build areas' on the planning scheme maps.	P1 Buildings or works located within the areas depicted by grey hatching and marked no build areas on the planning scheme maps must have minimal intrusion into views of the Huon River from a public road.

HUO-S1.7.12 Multiple Dwelling Density

This clause is in addition to Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings and Village Zone – clause 12.4.1 Residential density and servicing for multiple dwellings.

Objective:	To preserve the heritage and character values of Franklin by limiting the density of multiple dwellings.	
Acceptable Solutions		Performance Criteria
A1 No more than two dwellings per site as in existence at 1 July 2012.		P1 No Performance Criterion.

HUO-S1.8 Development Standards for Subdivision

HUO-S1.8.1 Maximum Number of New Lots off Main Street / Huon Highway

This clause is in addition to Low Density Residential Zone – clause 10.6.1 Lot design, Rural Living Zone – clause 11.5.1 Lot design, Village Zone – clause 12.5.1 Lot design, Rural Zone – clause 20.5.1 Lot design, Recreation Zone – clause 28.5.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	To preserve the heritage and character values of Franklin by limiting the number of new lots that can be created if fronting Main Road / Huon Highway.	
Acceptable Solutions		Performance Criteria
A1 For a lot with frontage to Main Road / Huon Highway, subdivision must create no more than one new lot from a parent lot in existence as at 1 July 2012.		P1 No Performance Criterion.

HUO-S1.8.2 Subdivision

This clause is in addition to Low Density Residential Zone – clause 10.6.1 Lot design, Rural Living – clause 11.5.1 Lot design, Village Zone – clause 12.5.1 Lot design, Rural Zone – clause 20.5.1 Lot design, Recreation Zone – clause 28.5.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	That subdivision is sympathetic to the historic pattern of subdivision and does not create potential for future incompatible development.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision must not result in: (a) detriment to the heritage and character values of Franklin;

	(b) a pattern of subdivision unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (c) size and shape of lots unsympathetic to the heritage and character values of Franklin or the prevailing subdivision pattern; (d) loss of curtilage to an existing building that contributes to the heritage and character values of Franklin; (e) potential for a confused understanding of the development of Franklin; and (f) an increased likelihood of future development that is incompatible with the heritage and character values of Franklin.

HUO-S1.9 Tables

Table S1.9.1 Heritage and character values in Franklin

Description	Franklin is a small, riverside rural township. Franklin's origins lie with the philanthropy of Lady Jane Franklin who formed 'the Settlement' during the 1830's in an area now known as Franklin. Franklin has since developed with a unique sense of place informed by its riverside setting and surrounding rural hinterland together with the form, scale and positioning of buildings. Franklins' numerous historic cultural heritage places also contribute to the sense of place of Franklin. The design, scale, bulk and form of all buildings contribute to the character of Franklin and its streetscapes.
Heritage and character values of Franklin.	Heritage and character values of Franklin, that are to be maintained, are as follows: (a) a strong linear form positioned between the Huon River and rural hills affording extensive views of the river and creating a strong sense of place; (b) the established and well defined approaches to Franklin from the north and south; (c) evidence of the boundaries of 'the Settlement'; (d) the extensive reclaimed foreshore area providing opportunities for open space and recreation; (e) a mix of land uses, particularly along Main Street / Huon Highway, resulting in part from the lack of a central commercial area; (f) a dominance of single storey, modest dwellings with the majority dating from either pre-1910 or the inter-war period; (g) public and commercial buildings of a scale commensurate with older dwellings or, in some instances, key landmarks in the streetscape through the unique use of height, scale and brick facade; (h) a dominance of timber cladding and corrugated iron roofs (or modern equivalents) in buildings;

	(i) the strong street presence of dwellings and commercial buildings achieved through minimal frontage setbacks and design elements such as a front verandah or patio, that clearly define the main pedestrian access, which is positioned to face the street; (j) garages, carports, outbuildings and car parking areas positioned to the rear of buildings enhancing the street presence and primacy of dwellings and commercial buildings in the streetscape; (k) small-scale, transparent front fencing often complemented by incorporated low-level landscaping or physical front fencing substituted by low-level landscaping; (l) relatively narrow roads and lanes leading off Main Street / Huon Highway that exhibit low level road engineering, with the absence of kerb and gutter or a concrete footpath, and rise up towards the western slopes in, at times, ad hoc alignments.

HUO-S2.0 Eggs and Bacon Bay Specific Area Plan

HUO-S2.1 Plan Purpose

The purpose of the Eggs and Bacon Bay Specific Area Plan is:

- HUO-S2.1.1 To retain the existing character of modest single storey shacks and dwellings set amongst native coastal vegetation.
- HUO-S2.1.2 To provide for continued public access to the foreshore.

HUO-S2.2 Application of this Plan

HUO-S2.2.1 The specific area plan applies to the area of land designated as Eggs and Bacon Bay Specific Area Plan on the Planning Scheme maps.

HUO-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and/or in addition to, the provisions of:

- (a) Low Density Residential Zone;
 - (b) Landscape Conservation Zone; and
 - (c) Utilities Zone,
- as specified in the relevant provision.

HUO-S2.3 Local Area Objectives

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

HUO-S2.4 Definition of Terms

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

HUO-S2.5 Use Table

This sub-clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table and Landscape Conservation Zone – clause 22.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Natural and Cultural Values Management	

Use Class	Qualification
Passive Recreation	
Residential	If for single dwelling, ancillary dwelling or home based business. Excluding on Folio of the Register 138460/11.
Utilities	If located on Folio of the Register 138460/11.
Visitor Accommodation	
Discretionary	
Utilities	Excluding if Permitted.
Prohibited	
All other uses	

This clause is in substitution for Utilities Zone – clause 26.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If located on Folio of the Register 55788/21 and for the treatment of sewage.
Discretionary	
Sports and Recreation	
Utilities	Excluding if Permitted.
Prohibited	
All other uses	

HUO-S2.6 Use Standards

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

HUO-S2.7 Development Standards for Buildings and Works

HUO-S2.7.1 Building Height

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height and 10.5.1 Non-dwelling development and Utilities Zone – clause 26.4.1 Building height, and Landscape Conservation Zone – clause 22.4.2 A1 and P1 Building Height, siting and exterior finishes.

Objective:	That building height: (a) contributes positively to the landscape; and (b) retains a modest scale of buildings.
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than 5m.	P1 No Performance Criterion.

HUO-S2.7.2 Setback

This clause is in substitution for 10.0 Low Density Residential Zone – clause 10.4.3 Setback and clause 10.5.1 Non-dwelling development and 26.0 Utilities Zone – clause 26.4.2 Setbacks, and Landscape Conservation Zone – clause 22.4.2 A2 and P2, A3 and P3, and A4 and P4 Building Height, siting and exterior finishes.

Objective:	That building setback: (a) contributes positively to the coastal landscape; and (b) does not result in unreasonable adverse impact on residential amenity.
Acceptable Solutions	Performance Criteria
A1 Outbuildings must have a setback from a: (a) frontage of not less than 3m; (b) side boundary of not less than 3m; and (c) rear boundary of not less than 8m.	P1 Buildings must be sited to: (a) be sufficient to prevent an unreasonable loss of residential amenity by: (i) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (ii) overlooking and loss of privacy; (iii) visual impact when viewed from adjoining properties; (b) minimise adverse impact on the landscape and loss of native vegetation.

HUO-S2.7.3 Maximum gross floor area per lot

This clause in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5.1 Non-dwelling development.

Objective:	That buildings are of a modest scale.	
Acceptable Solutions		Performance Criteria
A1 Floor area of a building must not exceed the amount specified for the lot in Table S2.9.1.		P1 No Performance Criterion.

HUO-S2.8 Development Standards for Subdivision

HUO-S2.8.1 Subdivision

This clause is in substitution for 10.0 Low Density Residential Zone – clause 10 .6.1 Lot design and Utilities Zone – clause 26.5.1 Subdivision, and Landscape Conservation Zone – clause 22.5.1 Lot design.

Objective:	To prevent the subdivision of land within the Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1 No subdivision.		P1 No Performance Criterion.

HUO-S2.9 Tables

Table S2.9.1 Maximum gross floor area per lot

Lot	Maximum gross floor area, excluding for an outbuilding	Maximum gross floor area for an outbuilding
138460/2	130	18
138460/3	130	18
138460/4	81	18
138460/5	102	18
138460/6	130	18
138460/7	125	18
138460/8	130	18
138460/9	115	18

138460/10	130	18

HUO-S3.0 Green Point Specific Area Plan

HUO-S3.1 Plan Purpose

The purpose of the Green Point Specific Area Plan is:

HUO-S3.1.1 To limit the number of buildings for residential and visitor accommodation use.

HUO-S3.2 Application of this Plan

HUO-S3.2.1 The specific area plan applies to the area of land designated as Green Point Specific Area Plan on the Planning Scheme maps.

HUO-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and/or in addition to, the provisions of:

- (a) Rural Living Zone,
- as specified in the relevant provision.

HUO-S3.3 Local Area Objectives

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

HUO-S3.4 Definition of Terms

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

HUO-S3.5 Use Table

This sub-clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Residential	If for a single dwelling.
Visitor Accommodation	
Discretionary	
No uses	
Prohibited	
All other uses	

HUO-S3.6 Use Standards

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

HUO-S3.7 Development Standards for Buildings and Works

HUO-S3.7.1 Maximum number of buildings for residential and visitor accommodation use

This clause is in addition to the Rural Living Zone – clause 11.4 Development Standards for Buildings and Works.

Objective:	To retain established limitations on residential development to protect the scenic landscape.	
Acceptable Solutions		Performance Criteria
A1 For the Residential Use Class no more than two single dwellings and no other residential use are to be constructed excluding for non-habitable structures.		P1 No Performance Criterion.
A2 For the Visitor Accommodation Use Class no more than two structures are to be constructed except for non-habitable buildings.		P1 No Performance Criterion.

HUO-S3.8 Development Standards for Subdivision

HUO-S3.8.1 Subdivision

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design.

Objective:	To prevent the subdivision of land within the area to which this specific area plan applies.
Acceptable Solutions	Performance Criteria
A1 Subdivision is prohibited.	P1 No Performance Criterion.

HUO-S3.9 Tables

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

HUO-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
HUO-10.1	3494 Huon Highway, Franklin	170363/2	Additional Discretionary Use Classes for this site are: (a) Resource Development with the following qualification: ‘If for agriculture’; (b) Tourist Operation; and (c) Vehicle Parking.	Low Density Residential Zone – clause 10.2 Use Table
HUO-10.2	3300 Huon Highway, Franklin	169799/1	An additional Discretionary Use Class for this site is: Resource Processing with the following qualification: ‘Only if for the treating, processing and packing of produce (plant resources) from the area, for a brewery, cidery, distillery, winery, or similar, located not less than 100m from the Huon Highway frontage.’	Low Density Residential Zone – clause 10.2 Use Table
HUO-14.1	43 Mary Street, Cygnet	174298/0	An additional Permitted Use Class for this site is: Manufacturing and Processing with the following qualification: ‘Only for addition or alteration to existing glass manufacturing.’	Local Business Zone – clause 14.2 Use Table
HUO-19.1	85 Whale Point Road, and Whale Point Road, Port Huon	Land at Whale Point Road, Port Huon contained within 142071/4; and land, including any accretion to the sea, adjoining the Huon River identified as HUO-19.1 on the Site Specific Qualifications Map.	An additional Discretionary Use Class for this site is: Resource Development with the following qualification: ‘Only for aquaculture or a marine farming shore facility’.	General Industrial Zone – clause 19.2 Use Table
HUO-22.1	1118 Nicholls Rivulet Road, Nicholls Rivulet	143492/1	An additional Discretionary Use Class for this site is: Education and occasional care with the following	Landscape Conservation Zone – clause 22.2 Use Table

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			qualification: 'Only if for a childcare centre, kindergarten, primary school, and/or secondary school.'	
HUO-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ¹	Not applicable.	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be undertaken in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i>.	Environmental Management Zone – Clause 23.2

¹ Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

HUO-Code Lists

HUO-Table C3.1 Other Major Roads

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

HUO-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town /Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HUO-C6.1.1	Not applicable	Huonville	138 Glen Road	Not applicable	138685/1	Refer to attached datasheet – HUO-C6.1.1.
HUO-C6.1.2	Not applicable	Franklin	12 Jacksons Road	Not applicable	251619/1	Refer to attached datasheet – HUO-C6.1.2.
HUO-C6.1.3	Not applicable	Glen Huon	672 Glen Huon Road	Valleyfield House	141089/1	Refer to attached datasheet – HUO-C6.1.3.
HUO-C6.1.4	Not applicable	Brooks Bay	23 White Cliffs Road, 352,354,364,368 , 376 Esperance Coast Road and adjoining Crown land	The Settlement	52146/7, 52146/8, 157639/2, 157639/4, 141531/1, 38182/1, 5269/1 52146/3	Refer to attached datasheet – HUO-C6.1.4. Specific Extent: Includes road reservation and foreshore reserves as shown on the overlay as HUO-C6.1.4.
HUO-C6.1.5	Not applicable	Dover	6626 Huon Highway	Not applicable	162218/1	Refer to attached datasheet – HUO-C6.1.5.
HUO-C6.1.6	Not applicable	Dover	Hope Island	Not applicable	Not applicable	Description: Hope Island ruins (Crown land) - Refer to attached datasheet – HUO-C6.1.6.
HUO-C6.1.7	Not applicable	Dover	6963 Huon Highway	Not applicable	7691/2	Refer to attached datasheet – HUO-C6.1.7.
HUO-C6.1.8	Not applicable	Geeveston	5093 Huon Highway	Not applicable	139166/1	Refer to attached datasheet – HUO-C6.1.8.
HUO-C6.1.9	Not applicable	Geeveston	68 O'Halloran's Road	Not applicable	152992/3	Refer to attached datasheet – HUO-C6.1.9.
HUO-C6.1.10	Not applicable	Geeveston	13 Church Street	Not applicable	34294/1	Refer to attached datasheet – HUO-C6.1.10.

HUO-C6.1.11	Not applicable	Geeveston	105 Fourfoot Road	Not applicable	114235/1	Refer to attached datasheet – HUO-C6.1.11.
HUO-C6.1.12	Not applicable	Waterloo	Land adjacent to 5528 Huon Highway	Not applicable	115970/1	Refer to attached datasheet – HUO-C6.1.12.

HUO-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
This table is not used in this Local Provisions Schedule.			

HUO-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.			

HUO-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.				

HUO-Table C6.5 Significant Trees

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees

This table is not used in the Local Provisions Schedule.						

HUO-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
HUO-C8.1.1	Mountain River	The Mountain River Scenic Protection Area is in two parts, just outside Wellington Park. Both sections are on the slopes of Buzzietop. The Scenic Protection Areas occur to the west of the river, generally above the 250m contour and extending to a maximum elevation of 530m. Buzzietop has a summit elevation of 889m, with a high, prominent ridge at the head of the valley. The areas contain predominantly eucalypt forest with some cleared agricultural land in the larger area.	(a) The eucalypt forest on the steep slopes contributes to the apparent naturalness and remoteness of the Scenic Protection Area. (b) The Mountain River Trail passes through the smaller Scenic Protection Area on its way between Mountain River Road and Wellington Park. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; (c) That development and works minimises visibility from prominent view lines from roads and public places; and (d) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.2	Crabtree 1 (north-east of Crabtree Rivulet)	Crabtree Scenic Protection Area 1 is located about 600m to the north east of Crabtree Road, and is adjacent to Wellington Park which is located to the north. This area is located on the lower slopes of Buzzietop, above the 250m contour and extends to a maximum elevation of 530m on its eastern boundary. Buzzietop has a summit elevation of 889m, with a	(a) The eucalypt forest on the steep slopes, extending from Wellington Park, contributes to the naturalness and remoteness of the Scenic Protection Area. (b) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (c) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.

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		high, prominent ridge at the head of the valley. The area is predominantly eucalypt forest with small areas of cleared land.	snow-capped hills and mountains.	
HUO-C8.1.3	Crabtree 2 (Blue Hill)	The Crabtree 2 (Blue Hill) Scenic Protection Area is located approximately 450m to the south west of Crabtree Road, on the slopes of Blue Hill, which is between Crabtree Rivulet and Bakers Creek. The area is located above the 350m contour and extends to the summit of Blue Hill. Blue Hill has a summit elevation of 802m. The area is predominantly forested- with a couple of small cleared areas.	(a) The eucalypt forest on the ridgeline/skyline and steep slopes contributes to the naturalness and remoteness of the Scenic Protection Area. (b) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.4	Crabtree 3 (Crouchs Hill)	The Crabtree 3 (Crouchs Hill) Scenic Protection Area is located about 450m to the south west of Crabtree Road and to the south east of Mount Ruddy. It is located above the 250m contour and extends over the summit of Crouchs Hill and up to 430m in elevation up the slopes of Mount Ruddy. Crouchs Hill has a summit elevation of 352m and Mount Ruddy has an elevation of 440m. Crouchs Hill is a prominent landscape feature in the upper Huon Valley. It is predominantly forested with some cleared land on ridge lines and the summit of Crouchs Hill.	(a) The eucalypt forest on the ridgelines and skyline and steep slopes contributes to the naturalness of the Scenic Protection Area. (b) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (c) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.

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HUO-C8.1.5	Ranelagh (Wallers Hill and Newbons Hill)	The Ranelagh (Wallers Hill and Newbons Hill) Scenic Protection Area is between Bakers Creek Road, Lucaston and Browns Road Ranelagh. It is located immediately to the east of Mount Misery, starting just below the summit of Newbons Hill and running down-hill to the east and south to Wallers Hill, down to the 200m contour. Newbons Hill has a summit elevation of 490m elevation, and Wallers Hill has a summit elevation of 282m. Mount Misery has a summit elevation 697m.	(a) The size, rugged topography and extensive forest contributes to the naturalness and remoteness of the Scenic Protection Area. (b) The area is predominantly eucalypt forest with some agricultural land cleared on the ridge top accessible from Victoria Road. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.6	Grove (Basin Hill)	The Grove (Basin Hill) Scenic Protection Area is south east of Grove. It covers much of Basin Hill, which dominates the landscape east of the highway, at the entry to the valley. The Scenic Protection Area is located above the 200m or 250m contour and extends to the summit of Basin Hill. The area is on the lower slopes of Herringback, which extends up to 748m. The area is located approximately 1km to the south of the Huon Highway. Basin Hill has a summit elevation of 503m.	(a) The eucalypt forest, very steep slopes and continuation of the undisturbed forest up to the Herringback above, contributes to the naturalness and remoteness of the Scenic Protection Area. (b) The area is covered with eucalypt forest with a cleared linear easement underneath high-voltage powerlines. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.7	Grove (Paradise Hill)	The Grove (Paradise Hill) Scenic Protection Area is located over the unnamed ridge to the	(a) The eucalypt forest on the slopes contributes to the naturalness of the Scenic Protection Area.	(a) That vegetation is maintained as the dominant landscape element when viewed

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		north west of Paradise Hill. The area is located above the 150m contour and extends to the 280m contour. It is located approximately 500m to the south east of the Huon Highway. Paradise Hill has a summit elevation of 361m.	(b) The area is predominantly forested with some cleared agricultural land on ridgetops. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.8	Huonville (Paradise Hill)	The Huonville (Paradise Hill) Scenic Protection Area is located on the lower western and southern slopes of Paradise Hill (summit elevation 361m). The area is located above the 150m contour and extends to the 320m contour. Paradise Hill has a summit elevation of 361m. The area is a forested area, sitting in front of a much higher forested ridge.	(a) The eucalypt forest within the area and the continuation of forested slopes up to the high ridge behind, contributes to the naturalness of the Scenic Protection Area. (b) The Huon River is a significant viewing point for visitors and locals, and Paradise Hill can be seen from the Huon River. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.9	Huonville (Shorts Hill)	The Huonville (Shorts Hill) Scenic Protection Area is located on the western slopes of Shorts Hill (summit elevation 573m). The area is located above the 100m contour and extends to the 500m contour. It is located approximately 300m to the east of the Channel	(a) The eucalypt forest, steep slopes and high elevation contribute to the naturalness and remoteness of the Scenic Protection Area. (b) The Huon River is a significant viewing point for visitors and locals, and Shorts Hill can be seen from the Huon River. (c) The Huon Highway is a State managed highway, which is promoted as part of	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the

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		Highway and 1km to the east the Huon Highway. Shorts Hill has a summit elevation of 573m. The area is predominantly forested with some cleared land on ridges.	the Huon Trail connecting Hobart with visitor destinations to the South. (d) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	natural bushland is minimised.
HUO-C8.1.10	Woodstock (Woodstock Hill)	The Woodstock (Woodstock Hill) Scenic Protection Area covers all of Woodstock Hill, above the 150 m contour up to the summit at 356m. The area is 600m to the east of the Channel Highway and 2km east of the Huon Highway, across the Huon River. The area is predominantly forested, but includes some cleared land, particularly on the eastern side.	(a) The forested slopes and the setting of the area; surrounded by larger forested hills, contributes to the naturalness and remoteness of this Scenic Protection Area. (b) The Huon River and Franklin Foreshore are significant viewing points for visitors and locals, with the rowing course and sports ground also attracting large numbers of participants and spectators. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as the municipal area of Kingborough. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.11	Cradoc/Cygnet (Balfes Hill)	The Cradoc/ Cygnet (Balfes Hill) Scenic Protection Area covers Balfes Hill, from the	(a) The eucalypt forest, steep slopes and backdrop of higher hills to the east and north contribute to the naturalness and remoteness	(a) That vegetation is maintained as the dominant landscape element when viewed

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		150m contour up to the summit at 269m. It is about 400m east of the Channel Highway between Cradoc and Cygnet. It is 4.5km east of the Huon Highway at Castle Forbes Bay, on the other side of the Huon River. The area is predominantly forested with some cleared areas.	of the Scenic Protection Area. (b) The Huon River is a significant viewing point for visitors and locals and the area is visible from the river. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.12	Wattle Grove/Lower Wattle Grove	The Wattle Grove/ Lower Wattle Grove Scenic Protection Area is located on the western slopes of Silver Hill and Coads Hill, between Silver Hill Road and Wattle Grove Road. The area is between the 90m contour and the summit of Coads Hill, and extends up to the 190m contour on Silver Hill. The area is a minimum of 350m east of Cygnet Coast Road and 2km east of the Huon Highway, on the other side of the Huon River. Coads Hill has an elevation of 308m, and Silver Hill has a summit elevation of 285m. The area is predominantly forested.	(a) The relatively undisturbed eucalypt forest on the slopes contributes to the naturalness of this Scenic Protection Area. (b) The Huon River acts as a significant viewing point for visitors and locals. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.13	Petcheys Bay (Mount Windsor to	The Petcheys Bay (Mount Windsor to Black Jack Ridge) Scenic Protection Area extends from the summit of Mount	(a) The relatively undisturbed eucalypt forest on the slopes contributes to the naturalness of this Scenic Protection Area.	(a) That vegetation is maintained as the dominant landscape element when viewed

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	Black Jack Ridge)	Windsor, south and east to the slopes of Black Jack Ridge, down to the 150m contour. The area is 500m north east of Cygnet Coast Road at its closest points is 3.5km east of the Huon Highway, on the other side of the Huon River. Mount Windsor has a summit elevation of 384m, The area incorporates most of the forested land on the ridges, with only minor clearing and road development within its boundaries.	(b) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (c) The area is viewed from the Huon River, which is a significant viewing point for visitors and locals. Black Jack Ridge can also be viewed from Port Cygnet. (d) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.14	Lymington (Langdons Hill)	The Lymington (Langdons Hill) Scenic Protection Area runs from the summit of Langdons Hill, elevation 226m, down to the 50m contour, immediately north of Lymington. The area is approximately 350m north west of Cygnet Coast Road. The area is predominantly forested with one area of cleared agricultural land in the north east corner.	(a) The relatively undisturbed eucalypt forest on the steep slopes contributes to the naturalness of this Scenic Protection Area. (b) The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (c) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.15	Deep Bay/ Gardners Bay (Thomas Hill)	Deep Bay/Gardners Bay (Thomas Hill) Scenic Protection Area overlays Thomas Hill, and two unnamed ridges to the north, running down to the 100m contour. The area is located approximately 400m east of the Channel Highway.	(a) The unbroken eucalypt forest on the ridges, and the large forested area of Mt Cygnet behind, contribute to the naturalness and remoteness of the Scenic Protection Area. (b) Thomas Hill can be viewed from Port Cygnet, which is a significant viewing point for visitors and locals.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and

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		Thomas Hill has a summit elevation of 224m. The area is predominantly undisturbed forest with some cleared land on the northern side and some track development.	(c) The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as the municipal area of Kingborough. (d) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.16	Glen Huon/Huonville (Cannells Hill)	The Glen Huon/Huonville (Cannells Hill) Scenic Protection Area is located on the northern and eastern slopes of Cannells Hill, above the 150m contour up to a maximum elevation of 410m. The area is west of Scenic Hill Road. The area is 560m west of the Huon Highway at its closest point, near the Huonville Bridge. The area is 800m west of the Channel Highway at its closest point, on the other side of the Huon River. Cannells Hill has a summit elevation of 442m.	(a) The size, height and steepness of Cannells Hill contributes to the naturalness of this Scenic Protection Area. (b) The Huon River is a significant viewing point for visitors and locals, and Cannells Hill can be seen from the Huon River. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The Channel Highway connects Huonville to Cygnet and other coastal towns in the Huon area, as well as the municipal area of Kingborough. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.17	Franklin (Lower slopes of Mansfields Hill)	The Franklin (lower slopes of Mansfields Hill) Scenic Protection Area is located to the west of Franklin, on the eastern slopes below Mansfields Hill.	(a) The Huon River is a significant viewing point for visitors and locals, with the rowing course and sports ground attracting large numbers of participants and spectators. (b) The Huon Highway is a State managed highway, which is	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids

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		The area is located above the 150m contour and extends up to 350m. The area is a minimum of 450m west of the Huon Highway at Franklin. It is 2km west of the Channel Highway, on the other side of the Huon River. Mansfields Hill has a summit elevation of 516m. The area is a mix of forested and cleared land including a cleared powerline easement.	promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (c) The Channel Highway connects Huonville to Cygnet, and other coastal towns in the Huon area, as well as to the municipal area of Kingborough. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.18	Port Huon (Hynes Hill and Doodys Hill)	The Port Huon (Hynes Hill and Doodys Hill) Scenic Protection Area is located to the north west of Port Huon, on the south eastern slopes of Hynes Hill. It also includes the summit, and goes down to the 150m contour. The area is about 600m to the west and north of the Huon Highway at its closest point. Hynes Hill and Doodys Hill have a summit elevation of 360m. The area has patches of native forest between cleared paddocks and roads. A high-voltage powerline easement runs through the area.	(a) The areas of eucalypt forest on the steep slopes, and the dominance of these hills on the skyline as viewed from nearby towns, contributes to the scenic value of the Scenic Protection Area. (b) The area is viewed from the Huon River, which is a significant viewing point for visitors and locals. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (e) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.19	Geeveston North	The Geeveston North Scenic Protection Area is a small area to the north of Geeveston, on an unnamed hill on the lower southern slopes of Doodys Hill.	(a) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (b) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids

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		The area is located between the 20 and 110m contours. The area is located approximately 100m north of Arve Road and 200m north west of the Huon Highway. Doodys Hill has a summit elevation of 360m. The area is mostly eucalypt forest with two cleared areas and a road.	snow-capped hills and mountains.	impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.20	Geeveston South	The Geeveston South Scenic Protection Area covers an unnamed hill between the 40m and 120m contours, on the lower north western slopes of Ashlin Hill. The area is located approximately 220m to the east of the Huon Highway. Ashlin Hill has a summit elevation of 280m.	(a) The eucalypt forest contributes to the naturalness of the Scenic Protection Area. (b) The area is predominantly forested with a cleared area around a TasWater tank and access road. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms and fog.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.21	Port Huon (Whale Point Hill)	The Port Huon (Whale Point Hill) Scenic Protection Area is in two parts, to the south of Port Huon, on the upper slopes of Whale Point Hill, from the 150m contour up to the summit which has an elevation of over 230m, and over the nearby unnamed hill top to the south west. The area is approximately 420m north east of the Huon Highway and 2km west of Cygnet Coast Road, on the other side of the Huon River. The area is mostly cleared land with scattered paddock trees, with eucalypt forest on	(a) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet. (b) The area is visible from the Huon River, which is a significant viewing point for visitors and locals. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.

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		the south east-facing slopes.		
HUO-C8.1.22	Dover East (Reeves Hill)	The Dover East (Reeves Hill) Scenic Protection Area is north and east of Dover, on the upper slopes of Reeves Hill. It covers the summit and extends down as low as the 150m contour. The area is approximately 750m north east of the Huon Highway. Reeves Hill has a summit elevation of 328m. The area is predominantly forested, with two areas of cleared land and some partially cleared forest at the summit.	(a) The extensive area of relatively undisturbed forest contributes to the naturalness of the Scenic Protection Area. (b) The area is viewed from Port Esperance, which is a significant viewing point for visitors and locals. (c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.
HUO-C8.1.23	Dover West	The Dover West Scenic Protection Area is north west of Dover, on the slopes of an unnamed hill south of Wallaby Flat. The area is located above the 150m contour and extends up to the summit of the hill, at 250m. The area is approximately 400m west of the Huon Highway. The area has regrowth forest and cleared paddocks on the lower slopes and is cleared around the top of the hill, with large areas of Private Timber Reserve.	(a) The area is viewed from Port Esperance, which is a significant viewing point for visitors and locals. (b) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. (c) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.	(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places; (b) That development and works avoids impact on skylines; and (c) That visual contrast between buildings and works and the natural bushland is minimised.

HUO-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
HUO-C8.2.1	<i>Huon Highway: Lower Longley to Grove (northern section)</i> The Northern Gateway into the Huon Valley. The road corridor winds through the vegetated hills (Crawfords Hill and Bullock Hill) of Lower Longley and then at Grove the road descends into the valley which is characterised by productive agricultural land. <i>Huon Highway: Grove to Huonville (southern section)</i> The road corridor extends through a mixture of pasture, and orchards within a relatively narrow strip of land between the Huon Highway and Mountain River to the north west and vegetated hills (Paradise Hill, Basin Hill) to the south east of the highway. The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville.	<i>Huon Highway</i> (a) The descent from Lower Longley down into Grove is the gateway to the Huon Valley and contributes significantly to the scenic values of Southern Tasmania. (b) The scenic value of this area is often enhanced by dramatic weather patterns including fog in the valley and snow-capped hills and mountains. (c) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents. <i>Huon Highway, Lower Longley to Grove (northern section)</i> (a) In the northern section, the native vegetation within the road corridor and beyond, interspersed with rural residential properties, provides diversity in views to the traveller, and is important in creating a transition in character to the agricultural/rural landscapes to the south. (b) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. <i>Huon Highway, Grove to Huonville (southern section)</i> (a) In the southern section, there are agricultural/rural landscapes with a mixture of orchards and open, rural grazing land with gentle undulations in the topography in the valley. (b) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (c) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (d) Views from the Scenic Road Corridor include the historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground;	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obstruction on prominent view lines; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.

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		(e) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (f) The strong contrast between the developed foreground along the valley floor and the background of the surrounding vegetated hill-faces contributes to the scenic value.	
HUO-C8.2.2	<i>Huon Highway: Huonville to Franklin</i> The road corridor extends through a mixture of pasture and orchards to the west, and has a relatively narrow strip of land between the Huon Highway and the Huon River to the east. The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. An increasing number of local residents use this road on a daily basis to commute between Hobart and Huonville.	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (c) Views from the Scenic Road Corridor include: (i) the Huon River and flood plains in the foreground; (ii) the Egg Islands, which contribute to the natural aesthetic appeal of the Scenic Road Corridor. (d) Views of the Huon River and floodplains can consist of: (i) wildlife such as migratory birds, (ii) river craft, including rowing and sailing boats, which can often be seen on the water; and (iii) jetties with moored boats, which provide a point of interest in the landscape. (e) The strong contrast between the developed foreground along the road corridor, and the background of the surrounding vegetated hill-faces, to the north west of the highway and to the north east of the Huon River in the middle ground contributes to the scenic value. (f) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground. (g) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (h) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Wellington Range (Sleeping Beauty); (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.

		seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in Spring. (i) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (j) Views to Sleeping Beauty to the north and Tongatabu to the south in the mid to far background. (k) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.3	<i>Huon Highway: Franklin to Castle Forbes Bay to Port Huon</i> The road corridor extends through a mixture of pasture and orchards to the west, and has a relatively narrow strip of land between the Huon Highway and the Huon River to the east. The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) The Scenic Road Corridor provides opportunities to view the Huon River and flood plains in the foreground and middle-ground. (c) The Huon River and floodplains allows viewing of wildlife including migratory birds. (d) Views to the Egg Islands contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (f) There is a strong contrast between the developed foreground along the road corridor, and the background of the surrounding vegetated hill-faces, to the north west of the highway and to the north east of the Huon River. (g) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character in the foreground. (h) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (i) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River, Sleeping Beauty, Tongatabu and other significant landmarks seen from the highway; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.

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		blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in spring. (j) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (k) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (l) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.4	<i>Huon Highway: Geeveston to Waterloo to Surges Bay</i> The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) The Scenic Road Corridor provides opportunities to view glimpses of the Huon River and its eastern shore. (c) Views of note along this stretch of road include those to Rileys Creek Reservoir and Surges Creek. (d) There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces to the west of the highway in the middle ground. (e) The Scenic Road Corridor provides opportunities to view the historic residential and farm buildings, orchards and grazing animals which make up the rural character in the foreground. (f) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character, seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (g) Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in spring. (h) The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obstruction on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.

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		(i) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.5	Huon Highway Surges Bay to Glendevie to Dover The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South. The Scenic Road Corridor between Surges Bay and Glendevie is predominantly characterised by native vegetation within the road corridor, and opportunities to view rural residential and farm buildings, and grazing animals.	(a) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (b) The Scenic Road Corridor between Glendevie and Dover is a mixture of stretches of road with native vegetation within the road corridor, areas of more open rural/ agricultural land with some historic dwellings and farm buildings, exotic trees and pasture with grazing animals, and some areas of land with pine and eucalypt plantations. (c) Exotic trees, hedgerows and private gardens within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (d) Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in spring. (e) The scenic value of this area is often enhanced by dramatic weather patterns including fog, and snow-capped hills and mountains. (f) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Tongatabu and other significant landmarks seen from the highway; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.6	Huon Highway Dover to Raminea to Strathblane to Southport The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.	(a) Raminea provides opportunities to view the Esperance River and flood plains in the foreground and middle-ground to the south east of the Huon Highway, with potential for observation of wildlife including migratory birds. (b) Moored boats and jetties at Raminea also provide a point of interest in the landscape. (c) Views to the surrounding vegetated hills, and mountains enhance the scenic value of the corridor. (d) The town of Strathblane is predominantly characterised by rural residential and farm	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable

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	The Scenic Road Corridor adjacent to the Huon Highway to the south of Dover is a mixture of rural properties, forestry and native vegetation.	buildings, orchards and grazing animals with views to vegetated hills beyond. (e) There are a number of rural/agricultural properties entering Southport with some historic dwellings and farm buildings, exotic trees and pasture with grazing animals. (f) Exotic trees and hedgerows provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (g) Native vegetation within the scenic road corridor and beyond provides visual diversity and contributes to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in spring. (h) The scenic value of this area is often enhanced by remarkable reflections in the calm river waters, and dramatic weather patterns including fog, and snow-capped hills and mountains. (i) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	local landforms, waterforms, vegetation and/or cultural features, such as Adamsons Peak, the Esperance River, and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.7	Hastings Caves Road Southport turnoff to Hastings (to Hastings Caves) Hastings Caves Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks to the south. Hastings Caves Road is located to the south of the Southport turn-off, adjacent land is a mixture of rural properties, forestry and native vegetation.	(a) The Scenic Road Corridor entering into and within Hastings provides opportunities to view Hastings Bay and flood plains in the foreground with potential for observation of wildlife, including migratory birds and beyond to the land formation known as 'The Tongue' in the middle-ground to the south west of Hastings Caves Road. (b) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (c) The Scenic Road Corridor along the Hastings Caves Road beyond the Lune River Road turn-off contains native vegetation with forestry land beyond. (d) Native vegetation within the Scenic Road Corridor and beyond provides visual diversity and contributes to the natural appeal of the area. (e) The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. (f) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Hastings Bay and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and

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			(d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.8	Lune River Road Hastings to Lune River to Ida Bay Lune River Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south. The Scenic Road Corridor along the Lune River Road contains native vegetation with forestry land beyond.	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (b) The bridge over the Lune River provides an opportunity to view the river in the foreground and middle ground to the north and south. (c) The Scenic Road Corridor provides opportunities to view historic residential and out buildings, which make up the character of this area in the foreground, with views to mountains in the more distant background. (d) The Scenic Road Corridor overlays the parcel/s of land on which the Tasmanian Heritage Register listed Ida Bay Railway is located. (e) The scenic value of this area is often enhanced by dramatic weather patterns including fog and snow-capped hills and mountains. (f) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Lune River and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway, including historic buildings associated with the Ida Bay Railway, are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.9	South Cape Road	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller

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	Ida Bay to Recherche and into the World Heritage Area. South Cape Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south. (a) This section of Scenic Road Corridor along the South Cape Road contains native vegetation with Forestry land or National Park and World Heritage Area beyond.	(b) The bridge over the D'Entrecasteaux River provides an opportunity to view the river in the foreground and middle ground to the east and west. (c) The scenic value of this area is often enhanced by weather patterns including fog and snow-capped hills and mountains. (d) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (e) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.10	Cockle Creek Road Recherche to Catamaran to Cockle Creek Cockle Creek Road is promoted as part of the Huon Trail, connecting Hobart with visitor destinations in the National Parks and World Heritage areas to the south. The Scenic Road Corridor along the Cockle Creek Road contains native vegetation with World Heritage Area beyond. To the west of the road is the small 'shack' town of Recherche, which is	(a) The section of road entering into and within Recherche provides opportunities to view Pigsties Bay, and Recherche Bay to the east in the foreground, with potential for observation of wildlife, including migratory birds, 'and beyond to the land formation in the middle-far ground to the east. (b) The 'shacks' and surrounding kept gardens and lawn are located within a clearing to the west of the road which provides a strong contrast with the background of natural bushland on the surrounding hill-faces and the white sandy beach to the east of the road. (c) The d'Entrecasteaux Expedition Sites contribute historic traces and human context to a predominantly natural landscape. (d) There are views to several rocky outcrops which are stand out landmarks along this stretch of Road Corridor including Mazeys Rocks, and Ryans Point.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Pigsties Bay, and Recherche Bay, Ryans Point, Gillams Beach, Finns Beach, Catamaran River, Mary Ann Point, Waterhole Cove, Evoralls Point, Rocky Bay, Hutchins

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	made up of some small parcels of privately owned land. Several of the d'Entrecasteaux Expedition Sites are located within the Road Corridor. 1792 expedition sites are concentrated around Pigsties Bay at the northern end of Recherche Bay, centred on the northeast peninsula around Bennetts Point, and to the west of Pigsties Bay at Moss Glen. Most of the historical and archaeological sites of French activity related to the 1792 and 1793 visits of d'Entrecasteaux are ephemeral, with no apparent physical evidence today. Some sites have the potential to include the archaeological remains of structures or landforms associated with the activity of the French expeditioners, whilst all sites have some potential to include artefactual material from the expeditions.	(e) The approach to Catamaran River and view up and downstream to the north east and south west is of particular scenic value. (f) Views from the Road Corridor to Waterhole Cove are of particular scenic value, with the road being located directly adjacent to the shoreline to the east and native vegetation growing right up to the road on the western side. (g) Views from the Road Corridor to Sayers Beach and Hutchins Island to the east are of particular scenic value, although in parts obscured by sand dunes which are located within the Road Corridor. (h) The southern end of the Road Corridor terminates at the Cockle Creek bridge with views to the south west looking upstream in the foreground and to Moulders Hill in the background. Views to the east include the mouth of the creek in the foreground, with Rocky Bay beyond.	Island, Sayers Beach, Cockle Creek, Adams Point, mountains and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.11	Esperance Coast Road Surges Bay to Brooks Bay to Police Point to Surveyors Bay to Dover Esperance Coast Road is an alternative 'scenic route' between Surges Bay and Dover. Esperance Coast Road winds its way around the western	(a) Distant water views to the Huon River and across to the vegetated hill-faces (Black Jack Ridge) and mountains (Mount Windsor and Mount Cygnet) on the other side of the river can be seen through gaps in the roadside vegetation to the east and in clearings and coastal settlements. (b) South along the section of the road entering into Brooks Bay the view of the river to the east in the foreground (with potential for observation of wildlife, including migratory birds) with the 'Settlement' below in the middle-far ground with vegetated hill-faces beyond.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms,

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	shore of the Huon River. The Scenic Road Corridor between Surges Bay and Brooks Bay is predominantly characterised by native vegetation within the road corridor, with lightly vegetated hills interspersed with rural residential and out buildings, and pasture with grazing animals. There is a fine apple shed located on the waters edge, partially on filled and reclaimed land. The Road Corridor between Police Point and Surveyors Bay contains less native vegetation than elsewhere along Esperance Coast Road as the properties in this area are part of a large holding, which is used for grazing cattle. The Road Corridor overlays the small 'shack' town at Little Roaring Beach, which is made up of some small parcels of privately owned land.	(c) As a group the whole valley reads as a landscape unit with various buildings, some inside the Scenic Road Corridors, others which fall outside this area. (d) The 'Settlement' and surrounding gardens provide a strong contrast between the developed foreground and the background of natural bushland on the hill-faces to the west and the sandy beach to the east. (e) The section of road between Brooks Bay and Police Point provides many opportunities to see water views over the Huon River to the east, with the clearing around the waterfront at Desolation Bay enabling expansive views from the foreground through to the background, the eastern shore of the Huon River and mountain ranges beyond. (f) 180 degree views of the Huon River are not obstructed by the native vegetation, which is less dense in this area, development, including residential and farm buildings, is therefore more visible from the road as a result. (g) The 'shacks' and surrounding gardens provide a strong contrast between the developed foreground and the background of natural bushland on the hill-faces to the west of the town and the white sandy beach to the east. (h) The southern end of the Road Corridor terminates at Kent Beach Road, with 180 degree views to Kent Beach in the foreground and to Port Esperance in the middle ground, and Hope Island in the background.	waterforms, vegetation and/or cultural features, such as to the 'Settlement', Brooks Bay, Desolation Bay, Desolation Point, Granny Gibbons Bay, Barretts Bay, Hideaway Bay, Roaring Bay, Little Roaring Bay Beach, Kent Beach, Hope Island, mountains and other significant landmarks seen from the highway; (c) Impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway, (d) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway including historic buildings within 'The Settlement', are minimised; and (e) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.12	Arve Road Geeveston to Lonnavele (Tahune Forest Airwalk) Arve Road is a principal visitor touring route, and is promoted as part of the Huon Trail. The Scenic Road Corridor along the Arve Road contains	(a) Views to surrounding hill-faces and mountains are largely restricted to locations where vegetation has been thinned or removed within the road corridor, including bridge crossings, road intersections, picnic area clearings and lookouts, such as West Creek Lookout.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms,

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	native vegetation with Forestry land beyond.		waterforms, vegetation and/or cultural features, such as Sleeping Beauty and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.13	The Esplanade and Channel Highway Huonville to Woodstock to Cradoc The Channel Highway is a State managed highway connecting Taroona and Huonville. An increasing number of local residents use this road on a daily basis to commute between Cygnet and Huonville, (and then continue on to Hobart via the Huon Highway). The Channel Highway is a principal visitor touring route, and is promoted as part of the Huon Trail.	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) The Scenic Road Corridor provides opportunities to view the Huon River and flood plains in the foreground and middle-ground. (c) River craft can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (d) Views to the Egg Islands to the west contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) The Huon River and floodplains allows viewing of wildlife including migratory birds. (f) There is a strong contrast between the developed foreground along the road corridor and the background of natural bushland on the surrounding hill-faces. (g) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards and grazing animals which make up the rural character of the valley in the foreground. (h) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (i) The historic town of Franklin can be seen on the western shore of the Huon River.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Wellington Range (Sleeping Beauty), the Huon River and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is

		(j) Views to mountains, such as the Wellington Range (Sleeping Beauty), Adamsons Peak and Grey Mountain, in the background also contribute to the scenic value. (k) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (l) Small patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (m) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (n) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.14	Channel Highway Cradoc to Cygnet There is a strong contrast between the developed foreground along the road corridor and the background of the surrounding vegetated hill-faces. The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, stone walls, orchards, vineyards, crops and grazing animals which make up the rural character of the valley in the foreground.	(a) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (b) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (c) Patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. Seasonal change can be seen with attractive displays of flower blossom, the most visible being the Silver Wattle (<i>Acacia dealbata</i>) in spring. (d) The scenic value of this area is often enhanced by dramatic weather patterns including fog in the valley and snow-capped hills and mountains. (e) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as Sleeping Beauty and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over

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			individual signage, or otherwise unreasonably interferes with the character of the landscape.
HUO-C8.2.15	Channel Highway Cygnet to Gardners Bay to Deep Bay to Randalls Bay to Garden Island Creek to Verona Sands	(a) The Scenic Road Corridor between Cygnet and Deep Bay provides opportunities to view Port Cygnet and floodplains in the foreground, middle-ground and background. (b) Views to Port Cygnet and the Huon River provide opportunities for observation of wildlife, including migratory birds. (c) The Huon River is a major river estuary that contributes significantly to the scenic values of the Huon Valley. (d) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (e) There is a strong contrast between the developed foreground along the road corridor and the background of surrounding vegetated hill-faces. (f) The Scenic Road Corridor provides opportunities to view historic residential and farm buildings, orchards and grazing animals which make up the rural character of the valley in the foreground, (g) Exotic trees and hedgerows within and beyond the Scenic Road Corridor provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (h) Patches of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (i) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (j) Views to Garden Island and Huon Island also contribute to the natural aesthetic appeal of the Scenic Road Corridor. (k) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.

		(l) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	
HUO-C8.2.16	Cygnnet Coast Rd/ Lymington Road Cradoc To Glaziers Bay to Lower Wattle Grove to Wattle Grove to Petcheys Bay to Lymington to Cygnnet	(a) The Huon River is a major river estuary that contributes significantly to the scenic values of Southern Tasmania. (b) Views to Port Cygnnet and the Huon River provide opportunities for observation of wildlife, including migratory birds. (c) River craft, including rowing and sailing boats, can often be seen on the water and moored boats and jetties also provide a point of interest in the landscape. (d) Opportunities to view the Huon River and flood plains in the foreground, and Egg Islands in the middle-ground, contribute to the natural aesthetic appeal of the Scenic Road Corridor. (e) The views to the water are in some locations quite immediate, as the road is close to the shoreline and just above the high tide mark. In other locations, the native vegetation between the road and the river enhances the water views. (f) Historic residential and farm buildings, orchards, vineyards, and grazing animals make up much of the rural character in the foreground. (g) Views to the surrounding vegetated hills, peaks and mountains enhance the scenic value of the corridor. (h) Exotic trees and hedgerows within the scenic road corridor and beyond provide visual diversity and character. Seasonal change can be seen with attractive displays of spring blossom and autumnal leaves on deciduous trees. (i) Areas of native vegetation within the scenic road corridor and beyond provide visual diversity and contribute to the natural appeal of the area. (j) The scenic value of this area is often enhanced by reflections in the calm river waters, and dramatic weather patterns including fog in the valley, and snow-capped hills and mountains. (k) The Scenic Road Corridor provides visual amenity to the traveller experience and establishes a sense of place for residents.	(a) To provide and maintain view corridors along the road alignment that enhance the traveller experience, through the set back of buildings from the road corridor and minimising building bulk in proximity to the road; (b) That development and works minimises visual obtrusion on prominent view lines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features, such as the Huon River and other significant landmarks; (c) That impacts on prominent sightlines to local heritage places listed in Table C6.1 seen from the highway are minimised; and (d) That tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage, is encouraged over individual signage, or otherwise unreasonably interferes with the character of the landscape.

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

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Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Abels Bay	0.9	1.8	2.5	2.2
Cairns Bay	0.9	1.8	2.5	2.2
Castle Forbes Bay	0.9	1.8	2.5	2.2
Charlotte Cove	0.9	1.8	2.5	2.2
Cradoc	0.9	1.8	2.5	2.2
Cygnnet	0.9	1.8	2.5	2.2
Deep Bay	0.9	1.8	2.5	2.2
Dover	0.9	1.8	2.5	2.2
Eggs and Bacon Bay	0.9	1.8	2.5	2.2
Franklin	0.9	1.8	2.5	2.2
Garden Island Creek	0.9	1.8	2.5	2.2
Gardners Bay	0.9	1.8	2.5	2.2
Geeveston	0.9	1.8	2.5	2.2
Glaziers Bay	0.9	1.8	2.5	2.2
Glen Huon	0.9	1.8	2.5	2.2
Hastings	0.9	1.8	2.4	2.1
Huonville	0.9	1.8	2.5	2.2
Lune River	0.9	1.8	2.4	2.1
Lymington	0.9	1.8	2.5	2.2
Police Point	0.9	1.8	2.5	2.2
Port Huon	0.9	1.8	2.5	2.2
Randalls Bay	0.9	1.8	2.5	2.2
Ranelagh	0.9	1.8	2.4	2.1
Recherche	0.9	1.8	2.4	2.1
Southport	0.9	1.8	2.4	2.1
Strathblane	0.9	1.8	2.5	2.2
Surges Bay	0.9	1.8	2.5	2.2
Surveyors Bay	0.9	1.8	2.5	2.2
Waterloo	0.9	1.8	2.5	2.2
Wattle Grove	0.9	1.8	2.5	2.2
All other locations	0.9	1.8	2.5	2.2

HUO-Applied, Adopted or Incorporated Documents

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

Appendix A

HUO-Table C6.1 Local Historic Heritage Places Datasheets

Reference Number	Description	Folio of the Register	Town/Locality	Street Address	Page number within Appendix
HUO-C6.1.1	House and c1970 Oast House.	138685/1	Huonville	138 Glen Road	
HUO-C6.1.2	Franklin Catholic Cemetery.	251619/1	Franklin	12 Jacksons Road	
HUO-C6.1.3	Federation (c1910) weatherboard house and c1870 barn.	141089/1	Glen Huon	672 Glen Huon Road	
HUO-C6.1.4	Isolated hamlet of houses, outbuildings, apple shed and scenic landscape.	52146/7, 52146/8, 157639/2, 141531/1, 38182/1, 157639/4, 52146/3	Brooks Bay	352,354,364,368, 376 and adjoining Crown land.Esperance Coast Road	
HUO-C6.1.5	c1890 weatherboard house.	162218/1	Dover	6626 Huon Highway	
HUO-C6.1.6	Hope Island.	Authority Land, Parks and Wildlife Service, Crown Land.		Hope Island	
HUO-C6.1.7	Former St Paul's Church.	7691/2	Dover	6963 Huon Highway	
HUO-C6.1.8	c1890 weatherboard house.	139166/1	Geeveston	5093 Huon Highway	
HUO-C6.1.9	c1850 weatherboard house.	152992/3	Geeveston	68 O'Halloran's Road	
HUO-C6.1.10	1954 brick commercial building.	34294/1	Geeveston	13 Church Street,	
HUO-C6.1.11	c1880 weatherboard house and c1860 weatherboard cottage.	114235/1	Geeveston	105 Fourfoot Road	
HUO-C6.1.12	Three weatherboard apple	115970/1	Waterloo	Land adjacent to 5528 Huon Highway,	

	packing sheds on timber stumps.				

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.1

Description

House and c1970 Oast House, 138 Glen Road, Huonville.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.1.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; The oast house is able to demonstrate the development of the hop industry in the Huon Valley. Whilst a recent structure, the oast house remains a rare example of a particular type of oast house in the Huon Valley.
(ii) creative or technical achievements; On its completion the oast house was considered one of the most modern in the State, so it can demonstrate the technological achievements of a specific period in the hop industry in the Huon Valley.
(iii) a class of building or place; The oast house demonstrates the principle characteristics of a post-war oast house. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; 138 Glen Road's association with the Frankcomb and Stillwell families, who were deemed significant members of the Ranelagh and Huonville communities.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The oast house represents an aspect of Huon Valley's past that contributes to the local identity.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.2

Description

Franklin Catholic Cemetery, 12 Jacksons Road, Franklin.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.2.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The Jackson's Point Catholic Cemetery demonstrates the development of the Franklin township during the mid-to-late 19th century and because it demonstrates the prominence of the Catholic Church in 19th century rural communities and the growth of a Catholic community in the Franklin area.
(ii) creative or technical achievements; or The Jackson's Point Catholic Cemetery gravestones provide information about members of the community that contribute to a broader knowledge of the local area.
(iii) a class of building or place; or The Jackson's Point Catholic Cemetery has the potential to yield important information about our knowledge of dietary, health and lifestyle issues that could contribute to a greater understanding of the Huon Valley history. As a good, albeit modest, example of a 19th century Catholic cemetery, the Jackson's Point Catholic Cemetery is of historic heritage significance because it can demonstrate the principal characteristics of a particular class of cultural place. The Jackson's Point Catholic Cemetery demonstrates high levels of artistic achievement and even though the cemetery is modest, there are some fine examples of headstones.
(iv) aesthetic characteristics; Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or The Jackson's Point Catholic Cemetery's social and spiritual associations have special meaning to the Franklin community and because of its association with the Franklin Catholic community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The Jackson's Point Catholic Cemetery's association with Father Murphy, who established the cemetery, is buried in the cemetery, and was a significant figure in the Huon Valley Catholic community during the mid-to-late 19th century.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.3

Description

Federation (c1910) weatherboard house and c1870 barn, 672 Glen Huon Road, Glen Huon.

Specific Extent

The specific extent of the local historic heritage place is within 100m of the house and of the barn.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	672 Glen Huon Road is one of the few parcels of land within the Huon Valley that has remained relatively unchanged and in ownership of the same family since the 1860s, so it is able to demonstrate an important period in the history of the Huon Valley. The house demonstrates different phases of development and architectural styles in the Huon Valley. The stone barn/hop kiln is one of the earliest known physical structures demonstrating the importance of the hops industry in the Huon Valley.
(ii) creative or technical achievements; or	The stone barn/hop kiln is the only known extant example of a stone hop kiln in the Huon Valley and is a rare surviving example of a traditional 19th century construction method that dates from that period of development.
(iii) a class of building or place; or	The house demonstrates the changing characteristics of vernacular residential buildings in the Huon Valley during the 19th and 20th century. These characteristics are found in the external form, construction methods and detailing both externally and internally. The stone barn/hop kiln demonstrates the principal characteristics of a 19th century simple stone building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics;	Not applicable.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	672 Glen Huon Road has a historic and ongoing association with the Wright family who were, and remain, an important family within the Glen Huon area.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.4

Description

Isolated hamlet of houses, outbuildings, apple shed and scenic landscape, The Settlement, Brooks Bay.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.4.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
(i) local history; or	Brooks Bay is of historic heritage significance because the extant buildings and landscape demonstrate the development of the Huon Valley apple and orchard industry in the 19th and 20th century. Brooks Bay is a rare example of a historic apple orchard landscape that is physically connected to the Huon River, which is reinforced by the location of the apple shed on the water's edge. Whilst the individual buildings have varying degrees of heritage significance, as a collection of buildings that were constructed by a single family to support the historic use of the land for the apple and orchard industry, Brooks Bay has historic heritage significance because it has the principle characteristics of a small-scaled orchard settlement in the Huon Valley.
(ii) creative or technical achievements; or	Not applicable.
(iii) a class of building or place; or	Not applicable.
(iv) aesthetic characteristics; or	The apple shed at Brooks Bay is a particularly intact example of a class of place that can demonstrate the principal characteristics of an early 20th century apple industry building. Brooks Bay is of aesthetic significance because the individual elements and features, both natural and constructed, have picturesque and scenic qualities that are appreciated by the Huon Valley community.
(b) Significance of the local heritage place and its values because of its association with:	
(i) a particular community or cultural group for social or spiritual reasons; or	Brooks Bay has historic heritage significance because of its association with the Rowe family who were critical to the development of Brooks Bay and who were important members of Brooks Bay and broader Port Esperance community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region.	Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.5

Description

c1890 weatherboard house, 6626 Huon Highway, Dover.

Specific Extent

The specific extent of the local historic heritage place is the shown on the overlay as HUO-C6.1.5.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or 6626 Huon Highway is of historic heritage significance because it demonstrates the importance of the timber industry in the Huon Valley and its expansion north of Dover. 6626 Huon Highway is of historic heritage significance because its prominent location along the Huon Highway can still be read in conjunction with the surrounding forestry landscape that originally supported its construction. 6626 Huon Highway, and the land surrounding 6626 Huon Highway, is of historical heritage significance because of its association with the Stanmore Mill and the possibility that there are surface and subsurface remnants of the mill and associated railway that can provide information about the early timber industry in the Huon Valley.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or 6626 Huon Highway is of historic heritage significance as a rare example of a Victorian Filigree styled residential dwelling and its ability to demonstrate the principal characteristics of a Victorian Filigree building. These characteristics are found in the external form, construction methods and external detailing.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. 6626 Huon Highway is of historic heritage significance because of its association with the Clennett family, and in particular William Longstaff Clennett, who was a prominent member of the Dover community.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.6

Description

Hope Island.

Specific Extent

The specific extent of the local historic heritage place is the entire island.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The former convict probation station use of the site is of historic heritage significance for its ability to demonstrate a pattern of Tasmanian life related to early convict sites and their role in agriculture and building settlements. Convict sites are by their nature rare and, despite the remnant state of the elements remaining on the island, they are now rare features of the landscape. There are relatively few convict sites identified in the Huon Valley area and Hope Island has historical cultural significance for its ability to demonstrate a significant period in the history and development of the Huon Valley. Surface and subsurface remains of the Hope Island probation outstation are of historic heritage significance because they have the potential to yield valuable information of an archaeological nature that may contribute to a greater understanding of Tasmania's convict past. The archaeological remains may also demonstrate aspects of 19th century land-use, architectural and technology, including information about the later uses of the island by private lessees.
(ii) creative or technical achievements; or Extant structures of Hope Island probation outstation represent and demonstrate aspects of 19th century penal land use, design and technology. In particular the assistant superintendent quarters, which demonstrates the principle characteristics of a simple Colonial Georgian dwelling and also provides an opportunity to gain an insight into local building techniques.
(iii) a class of building or place; or Hope Island is part of a broader collection of convict probation stations found throughout Tasmania, all of which contribute to an understanding of the convict system of settlement in Tasmania. Hope Island has aesthetic significance based on its iconic status as the largest of the three islands in Port Esperance and its visual and historic relationship with the surrounding area.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Hope Island's association with the use of the island to support the Dover Probation Station and the later private landholders who leased the island, including John Boothman, who was an important early local identity in Dover, and the Sawers brothers who were both esteemed members of the Dover community.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.7

Description

Former St Paul's Church, 6963 Huon Highway, Dover.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.7.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or 6963 Huon Highway Dover demonstrates the development of the township of Dover in the mid-to-late 19th century and the prominence of the Anglican Church in rural communities.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or 6963 Huon Highway Dover is a rare extant example of a mid-to-late 19th century place of worship that is significantly intact.
(iv) aesthetic characteristics; or 6963 Huon Highway Dover demonstrates the principle characteristics of a Victorian Carpenter Gothic style rural church building. These characteristics are demonstrated in its timber frame with weatherboard cladding, steep pitched roof clad in corrugated iron, pointed arches and constructions details.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or 6963 Huon Highway Dover is valued by the community as a religious and townscape landmark.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.8

Description

c1890 weatherboard house, 5093 Huon Highway, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.8.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or Not applicable.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The house at 5093 Huon Highway, Geeveston is of historic significance for its ability to demonstrate the principal characteristics of a late-Victorian Gothic weatherboard residential building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.9

Description

c1850 weatherboard house, 68 O'Halloran's Road, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is within 100m of the house.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The house and the broader site is of historic heritage significance because of its association with the commencement of the timber industry in the Huon Valley. The main dwelling at 68 O'Halloran's Road has some historic heritage significance because it allows an understanding of the pattern of development in the early phase of settlement of the Huon Valley.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or Despite multiple alterations and additions, the main dwelling retains some historic heritage significance because elements of the building demonstrate the principle characteristics of an early housing typology within the Huon Valley area.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. The house and the broader site's association with the Hill family, and in particular Richard Hill, who was prominent in business, orchards, milling, commerce, and community activity within the Geeveston area.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.10

Description

1954 brick commercial building, 13 Church Street, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.10.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The commercial building at 13 Church Street is of historic heritage significance because it demonstrates the importance of townships within the largely rural setting of the Huon Valley and the quality of the building shows the importance of banks and institutions to small communities.
(ii) creative or technical achievements; or Not applicable.
(iii) a class of building or place; or The building is of historic heritage significance for its ability to demonstrate the principal characteristics of an inter-war Stripped Classical building. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(iv) aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or The building has some historic heritage significance and community esteem because of its contribution to the overall quality of the townscape and for its ability to reinforce the community's sense of place.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.11

Description

c1880 weatherboard house and c1860 weatherboard cottage, 105 Fourfoot Road, Geeveston.

Specific Extent

The specific extent of the local historic heritage place is shown on the overlay as HUO-C6.1.11.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The late-Victorian Georgian house at 105 Fourfoot Road demonstrates an important period of settlement, from early simple cottages to more substantial housing that became the quintessential house form in the Huon Valley area from the Victorian area through to the Second World War and it is an important link to its antecedent structure to the north. The late-Victorian Georgian house demonstrates the principal characteristics of a Victorian Georgian building. These characteristics are found in the external form, construction methods and detailing both externally and internally. The mid-Victorian cottage demonstrates the change from early simple housing typologies to more substantial housing. It is an excellent, albeit altered, example of early settlement housing.
(ii) creative or technical achievements; or The mid-Victorian cottage has the ability to reveal early construction details and information that is rapidly disappearing from the Huon Valley area.
(iii) a class of building or place; or Not applicable.
(iv) aesthetic characteristics; or The mid-Victorian cottage is a rare surviving example of this type of early simple housing typology within the Huon Valley area and for its ability to demonstrate the principal characteristics of buildings during the early stages of settlement within the Huon Valley. These characteristics are found in the external form, construction methods and detailing both externally and internally.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

HUO-Table C6.1 Local Historic Heritage Places Datasheet - HUO-C6.1.12

Description

Three weatherboard apple packing sheds on timber stumps, on land adjacent to 5528 Huon Highway, Waterloo.

Specific Extent

The specific extent of the local historic heritage place is within 50m of the three sheds.

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; or The buildings on land adjacent to 5528 Huon Highway, Waterloo demonstrate the development of the Huon Valley apple and orchard industry in the late 19th to early 20th century and,

	individually and combined, are rare extant examples of significantly intact late 19th to 20th century buildings associated with the Huon Valley apple industry.
(ii)	creative or technical achievements; or Not applicable.
(iii)	a class of building or place; or The buildings individually and combined, are excellent examples of a broader class of place within the Huon Valley and demonstrate the principal characteristics of late 19th to 20th century apple industry buildings.
(iv)	aesthetic characteristics; or Not applicable.
(b) Significance of the local heritage place and its values because of its association with:	
(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii)	the life or works of a person, or group of persons, of importance to the locality or region. The buildings association with Len Rowe and the Calvert family who were prominent members of the Waterloo and Port Esperance community.