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## Circular Head Local Provisions Schedule

### CIR-Local Provisions Schedule Title

CIR1.1 This Local Provisions Schedule is called the Circular Head Local Provisions Schedule and comprises all the land within the municipal area.

### CIR-Effective Date

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

### CIR-Local Area Objectives

CIR-10.0 Low Density Residential Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
CIR-10.1	Cowrie Point, Crayfish Creek, Edgcumbe Beach, and Hellyer, shown on an overlay map as CIR-10.1	<p>(a) To recognise the unique coastal settlements and encourage uses that support the area's coastal lifestyle.</p> <p>(b) To support uses which benefit from efficient access to the Bass Highway and subsequent ability to commute to Wynyard, Burnie and Smithton.</p> <p>(c) To encourage sustainable growth that supports the transition of land in this area from a vacation settlement to a residential settlement.</p>

CIR-12.0 Village Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
CIR-12.1	Forest, shown on an overlay map as CIR-12.1	To recognise the unique qualities of the village which is located in an area of prime agricultural land, and encourage diverse and innovative uses that support primary industries.
CIR-12.2	Irishtown, shown on an overlay map as CIR-12.2	To recognise the unique qualities of the village which is located in close proximity to Smithton, and encourage

		diverse and innovative uses that support the primary industry sector.
CIR-12.3	Marrawah and Arthur River, shown on an overlay map as CIR-12.3.	To encourage the servicing of a rural, coastal and visitor population, with a significant focus on providing for tourism based around the natural resources of the region.

CIR-22.0 Landscape Conservation Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
CIR-22.1	Wiltshire, shown on an overlay map as CIR-22.1	To support a coastal lifestyle and commercial opportunities that complement and enhance the unique and largely in-tact remnant natural and cultural landscapes.
CIR-22.2	Marrawah, Arthur River, Temma, Nelson Bay, and Couta Rocks, shown on an overlay map as CIR-22.2	To support coastal lifestyle and commercial opportunities that complement and enhance the unique and largely in-tact remnant natural and cultural landscapes.
CIR-22.3	Rocky Cape, Port Latta, and Crayfish Creek, shown on an overlay map as CIR-22.3	<p>(a) To recognise the proximity to, and importance of the Rocky Cape National Park in encouraging uses that support the area's coastal lifestyle.</p> <p>(b) To encourage uses which benefit from efficient access to the Bass Highway and subsequent ability to commute to Wynyard, Burnie and Smithton.</p> <p>(c) To encourage uses that support the transition of land in this area from a vacation settlement to a residential settlement.</p>

## **CIR-Particular Purpose Zones**

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

## **CIR-Specific Area Plans**

There are no specific area plans in this Local Provisions Schedule.

## CIR-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
CIR-8.1	Main Road, Stanley	36739/1	An additional Permitted Use Class for this site is:  Tourist Operation.	General Residential Zone - Clause 8.2 Use Table
CIR-10.2	9 Rifle Range Road, Smithton	156873/2	A modification to Acceptable Solution A1(a) for this site is: delete “1500” and replace with “5000m <sup>2</sup> ”	Low Density Residential Zone – Clause 10.6.1 Lot design
CIR-11.1	21 Rifle Range Road, Smithton	120922/1	A modification to Acceptable Solution A1(a) for this site is:  delete “specified in Table 11.1” and replace with “5000m <sup>2</sup> ”	Rural Living Zone - clause 11.5.1 Lot design
CIR-11.2	23 Rifle Range Road, Smithton	169569/3	A modification to Acceptable Solution A1(a) for this site is:  delete “specified in Table 11.1” and replace with “5000m <sup>2</sup> ”	Rural Living Zone - clause 11.5.1 Lot design
CIR-11.3	25 Rifle Range Road, Smithton	169569/1	A modification to Acceptable Solution A1(a) for this site is:  delete “specified in Table 11.1” and replace with “5000m <sup>2</sup> ”	Rural Living Zone - clause 11.5.1 Lot design
CIR-11.4	27 Rifle Range Road, Smithton	169569/2	A modification to Acceptable Solution A1(a) for this site is:  delete “specified in Table 11.1” and replace with “5000m <sup>2</sup> ”	Rural Living Zone - clause 11.5.1 Lot design
CIR-11.5	29 Rifle Range Road, Smithton	120922/5	A modification to Acceptable Solution A1(a) for this site is:  delete “specified in Table 11.1” and replace with “5000m <sup>2</sup> ”	Rural Living Zone - clause 11.5.1 Lot design
CIR-11.6	269 Upper Scotchtown Road, Scotchtown	173399/5	A modification to Acceptable Solution A1(a) for this site is:  delete “specified in Table 11.1” and replace with “5000m <sup>2</sup> ”	Rural Living Zone - clause 11.5.1 Lot design

## CIR-Code Lists

**CIR-Table C3.1 Other Major Roads**

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

**CIR-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
CIR-C6.1.1		Stanley	Church Street & Alexander Terrace		Part 165544/1 (Road Reserve)	Stone retaining wall
CIR-C6.1.2		Stanley	10 Rougemont Street	Leale's Cottage	140091/1	House - Leale's Cottage
CIR-C6.1.3		Stanley	Green Hills Road		Road Reserve & 34309/1	Stone road Culvert
CIR-C6.1.4		Woolnorth	648 West Montagu Road	Cookhouse Cottage	135794/1	House – Cookhouse Cottage.

**CIR-Table C6.2 Local Heritage Precincts**

Reference Number	Town/Locality	Name of Precinct	Historic heritage values, features, and characteristics of the Local Heritage Precinct
CIR-C6.2.1	Stanley	Stanley Conservation Area	<p>The specific extent of the Stanley Conservation Area is shown on the map as "Stanley Conservation Area" CIR-C6.2.1.</p> <p>The Stanley Conservation Area applies to that part of Stanley within which there is a distinct and intact urban form and existing built environment from the original and sequential development for the period from the early 19th century to the early 20th century.</p> <p>The area has a high level of built and visual cohesion and a strong sense of historic place as a settlement in a remote, isolated and spectacular location where it was necessary for settlers to evidence a high standard of self reliance and relationship to the natural and cultivated resources of the locality.</p> <p><b>General Design Criteria:</b></p>

			<p>Use and development in the Stanley Conservation Area is to protect and conserve the established urban form and built environment so as to:</p> <ul style="list-style-type: none"> <li>(a) retain the established layout of roads and lots;</li> <li>(b) retain the fabric and context of original buildings that contribute to the historic character of Stanley through stabilisation, repair, reconstruction, or replacement to: <ul style="list-style-type: none"> <li>(i) use construction materials and finishes compatible with the original;</li> <li>(ii) retain original built form, including roof pitch, fenestration, minor protrusions such as porches and verandahs, and architectural detail in elements such as facias, barge boards, finials, gutters, rainheads, down pipes and fencing;</li> <li>(iii) retain or reinstate windows, doors, awnings, porches and verandahs in commercial and civic buildings with frontage to Church Street;</li> <li>(iv) exclude use of contemporary or incompatible building forms, materials, architectural detail and treatments;</li> <li>(v) avoid creation of new doors, windows and other penetrations in the external fabric of a building if visible from a public place;</li> <li>(vi) make alterations and additions that are consistent with the location, form, mass, proportion, height and construction of the original building and any adjacent building;</li> <li>(vii) require new minor protrusions, including chimneys and vents, aerials, solar panels, switch boards, gas tanks, and air handling systems be located so as not to be visible from a public place;</li> <li>(viii) retain garden spaces and plantings; and</li> <li>(ix) minimise creation of hardstand areas, including vehicle parking spaces, within the frontage setback;</li> </ul> </li> <li>(c) provide for new buildings of contemporary architectural style and construction compatible with retention of the historic character of Stanley if: <ul style="list-style-type: none"> <li>(i) located within a site, in terms of frontage and boundary setbacks, consistent with any adjacent original buildings; or</li> <li>(ii) frontages are setback not less than 3m if there is no original building to guide setback; and</li> <li>(iii) aligned at 90° to the frontage;</li> <li>(iv) setbacks from side boundaries are not less than 2m to maintain separation from adjacent buildings; and</li> <li>(v) form, scale, mass, proportion and height is consistent with original buildings provided that new buildings do not replicate or mimic the</li> </ul> </li> </ul>
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			<p>original architectural style or construction of buildings that contribute to the historic character of Stanley;</p> <p>(d) provide for outbuildings and ancillary structures if:</p> <ul style="list-style-type: none"> <li>(i) located to the rear of an original building;</li> <li>(ii) separated from the original building by a recess, change of material or glazing strip;</li> <li>(iii) not incorporated within the structure of the original building; and</li> <li>(iv) of form, scale and finish consistent with the original building;</li> </ul> <p>(e) provide for signs if:</p> <ul style="list-style-type: none"> <li>(i) for retention or reinstatement of an original sign;</li> <li>(ii) in a location traditionally used for signage;</li> <li>(iii) a small freestanding structure; or</li> <li>(iv) obviously contemporary if avoiding mimicry of traditional signage and conforming to the traditional scale, form, finishes and colour of original signage; and</li> <li>(v) not painted on a previously unpainted masonry wall.</li> </ul>
CIR-C6.2.2	Stanley	Stanley Conservation Area - Precinct A	<p><b>Description:</b></p> <p>The northern portion of the Stanley Conservation Area as shown on the planning scheme map and characterised by:</p> <ul style="list-style-type: none"> <li>(a) a slightly undulating topography gently sloping up toward 'the Nut' with flatter outer lying areas around the waterfront to Bass Strait;</li> <li>(b) a flat, grid like pattern of subdivision and layout of development;</li> <li>(c) a predominantly low density residential area of single storey detached dwellings on large open lots, creating an open holiday or sea side feel; and</li> <li>(d) a mix of architectural styles and periods but with a cohesive heritage character provided by weatherboard dwellings set close to the street with small traditional style front gardens.</li> </ul> <p><b>Statement of Local Historic Heritage Significance:</b></p> <p>This is the original linear retail, business and civic centre of Stanley and provides a highly intact curvilinear alignment of relatively intact original commercial, civic, and occasional residential buildings along both sides of Church Street.</p> <p>Buildings are built onto the frontage and feature windows and doors opening directly onto the street.</p> <p><b>Specific Design Criteria:</b></p> <p>Development is to:</p> <ul style="list-style-type: none"> <li>(a) retain or restore original shop fronts; including awnings, porches and verandas;</li> </ul>

			<p>(b) retain or restore original architectural detail; and</p> <p>(c) avoid introduction of contemporary commercial architectural detail and promotion or convenience elements, including automatic sliding doors, display windows, lighting, and signs.</p>
CIR-C6.2.3	Stanley	Stanley Conservation Area - Precinct B	<p><b>Description:</b> The commercial centre of Stanley aligned to Church Street as shown on the planning scheme map; and characterised by:</p> <p>(a) buildings located onto the frontage;</p> <p>(b) active frontages directly accessed at street level and providing a lively public domain;</p> <p>(c) a mix of small, single fronted weatherboard buildings interspersed by larger masonry buildings;</p> <p>(d) architectural detailing such as awnings, verandas and porches; and</p> <p>(e) signage as a subservient feature.</p> <p><b>General Design Criteria:</b> As per C6.2.1</p>
CIR-C6.2.4	Stanley	Stanley Conservation Area - Precinct C	<p><b>Description:</b> A narrow linear residential area aligned at the base of the Nut as shown on the planning scheme map and characterised by:</p> <p>(a) development in a linear fashion against the vertical backdrop of the Nut to create a unique urban form and streetscape;</p> <p>(b) narrow road construction cut into the hill side;</p> <p>(c) single storey, detached weatherboard dwellings; and</p> <p>(d) small frontage setbacks and small traditional front gardens.</p> <p><b>General Design Criteria:</b> As per C6.2.1</p>

**CIR-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.			

**CIR-Table C6.4 Places or Precincts of Archaeological Potential**

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

**CIR-Table C6.5 Significant Trees**

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
CIR-C6.5.1	Scotchtown	Trowutta Road road reserve	South-west of 231308/1	Circa 145yrs old. Located on Trowutta Road verge approx. 3.35km from Bass Hwy.	<i>Quercus robur</i>	English Oak	1
CIR - C6.5.2	Smithton	East Esplanade road reserve	Adjacent (west) of 9174/1	Circa 60yrs old – Located on Road reserve at intersection of East Esplanade and King Street.	<i>Quercus robur</i>	English Oak	1
CIR - C6.5.3	Stanley	Not applicable	165544/1	Circa 90yrs old - Located on southern side of Main Road between Albert Street and Cripps Street.	<i>Araucaria heterophylla</i>	Norfolk Island Pine	9
CIR - C6.5.4	Stanley	Tatlows Beach Reserve, Wharf Road	PID 2227305	Circa 75yrs old - Located at Wharf Road entrance to Tatlows Beach Reserve.	<i>Araucaria heterophylla</i>	Norfolk Island Pine	2
CIR - C6.5.5	Smithton	Smithton Gospel Hall, 36 King St	232342/1	Circa 90yrs old in prominent streetscape location.	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1
CIR - C6.5.6	Stanley	Kings Park, 40 Church Street	34315/1; and 34309/1	Circa 70yrs old (some replaced).	<i>Araucaria heterophylla</i>	Norfolk Island Pine	All trees within park.
CIR - C6.5.7	Stanley	Kings Park, 40	34315/1	Age unknown.	<i>Cupressus macrocarpa</i>	Macrocarpa	1

		Church Street					
CIR - C6.5.8	Stanley	Stanley Cabin and Tourist Park, 23A Wharf Road	168504/3	Large, established gums at entrance to Caravan Park.	<i>Eucalyptus globulus</i>	Blue Gums	3
CIR - C6.5.9	Stanley	Stanley Cabin and Tourist Park, 23A Wharf Road	129690/1	Large, established gums within Caravan Park.	<i>Eucalyptus globulus</i>	Blue Gums	4
CIR - C6.5.10	Stanley	Stanley Cemetery	Not applicable	Circa 70yrs old.	<i>Araucaria heterophylla</i>	Norfolk Island Pine	6
CIR - C6.5.12	Smithton	TAFE Smithton Campus, 13 Montagu Road	PID 6231934	Circa 70yrs old.	<i>Quercus robur</i>	English Oak	2
CIR - C6.5.13	Smithton	Boat Ramp Road off East Esplanade	Not applicable	Last remaining large, established gum adjacent waterfront.	<i>Eucalyptus viminalis</i>	White Gum	1
CIR - C6.5.14	Smithton	Massey Street	155616/1	Large remnant gums in a prominent landscape position.	<i>Eucalyptus obliqua</i>	Gums	3
CIR - C6.5.15	Smithton	Road reserve adjacent to 43 Smith Street	On Smith Street road reserve adjoining 157845/1	Circa 30yrs & 50yrs old. Mature trees with significant contribution to streetscape quality within the CBD.	<i>Acer psuedoplan</i>	Sycamore	2
CIR - C6.5.16	Smithton	Road reserve adjacent to 37, 41, 43, and 45A Smith Street	On Smith Street road reserve adjoining 157845/1; 44042/1; 221313/3; and 220515/8	Circa 80yrs old. Mature trees with significant contribution to streetscape quality within the CBD.	<i>Platanus x acerifolia</i>	London Plane	4
CIR - C6.5.17	Smithton	Emmerton Park, 2 Upper Grant Street	234576/1	Circa 25-40yrs old. Mature trees with significant contribution to streetscape	<i>Acacia melanoxylon</i>	Blackwood	4

				quality at entrance to town.			
CIR - C6.5.18	Smithton	Smithton District Hospital, 74 Brittons Road	129612/1	Circa 40-60yrs old. Mature group of trees within public hospital grounds provide significant landscape value for surrounds.	<i>Ulmus</i> , <i>Fraxinus excelsior</i> , <i>Populus (hybrid)</i>	Elm,  Ash,  Poplar	3
CIR - C6.5.19	Smithton	Smithton District Hospital, 74 Brittons Road	129612/1	Circa 80-100yrs old. Mature tree within public hospital grounds provide significant cultural and landscape value for surrounds.	<i>Quercus robur</i>	English Oak	1
CIR - C6.5.20	Smithton	Smithton District Hospital, 74 Brittons Road	129612/1	Approx. 50yrs old. Mature tree with significant landscape value for surrounds.	<i>Populus nigra</i>	Lombardi Poplar	1
CIR - C6.5.21	Smithton	Smithton District Hospital, 74 Brittons Road	129612/1	Circa 40-60yrs old. Large remnant gums within public hospital grounds provide significant landscape value for surrounds.	<i>Eucalyptus viminalis</i>	White Gum	All trees within stand.
CIR - C6.5.22	Smithton	Smithton District Hospital, 74 Brittons Road	129612/1	Circa 60yrs old. Mature trees within public hospital grounds provide significant landscape value for surrounds.	<i>Fraxinus (hybrid)</i>	Ash	2
CIR - C6.5.23	Smithton	1 Brittons Road	On road reserve	Circa 50yrs old – Mature trees with	<i>Eucalyptus nitida</i> (x2)	Smithton Peppermint	3

			adjoining 13385/1	significant contribution to streetscape quality at entrance to town.	<i>Acacia melanoxylon</i>	Blackwood	
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**CIR-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CIR-C8.1.1	Green Hills, Stanley	Includes the area of hills above the AHD 40m elevation as shown on the overlay map.	Rolling pastures which frame the western skyline surrounding the township of Stanley.	To maintain rolling hills as the dominant landscape feature.

**CIR-Table C8.2 Scenic Road Corridors**

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
CIR-C8.2.1	Green Point Road, Marawah. Commences 0.34km from intersection with Comeback Road and extends for 1km as shown on the overlay map.	A wide vista of the western coastline framed by remnant vegetation when viewed on the descent of Green Point Road.	To maintain the broad views of the coastline free of development which might detract from the natural landscape.
CIR-C8.2.2	Harcus River Road, Marawah. Commences 0.2km from the intersection with Comeback Road and extends 2.5km as shown on the overlay map.	High conservation value remnant vegetation to both sides of the road with glimpses of the coastline from Preminghana through to Cape Grim.	To maintain the broad views of the coastline free of development which might detract from the natural landscape.
CIR-C8.2.3	Stanley Highway. Commencing 1.3km north of the intersection with East Inlet road and extends 1.45km to the south-western edge of the General Residential Zone as shown on the overlay map.	Progressively broadening views of Sawyer Bay from the foot of the Green Hills. The outlook includes the Stanley 'Nut' across to Rocky Cape on the approach to, and when leaving the Stanley Township.	To maintain the broad views of the coastline from 'The Nut' through to Rocky Cape free of development which might detract from the natural landscape.

**CIR-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
Arthur River	0.8	1.8	2.4	2.1
Cowrie Point	1.8	2.6	3.2	2.9
Edgcumbe Beach	1.8	2.6	3.2	2.9
Hellyer	1.8	2.6	3.2	2.9
Marrawah	0.8	1.8	2.4	2.1
Nelson Bay	0.8	1.8	2.4	2.1
Rocky Cape	1.8	2.6	3.2	2.9
Smithton	1.8	2.6	3.2	2.9
Stanley	1.8	2.6	3.2	2.9
Temma	0.8	1.8	2.4	2.1
All other locations	1.8	2.6	3.2	2.9

## CIR-Applied, Adopted or Incorporated Documents

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