

# George Town Interim Planning Scheme 2013

## *Land Use Planning and Approvals Act 1993*

### Section 87C and Schedule 6, clause 8(4)

#### DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, acting in accordance with Schedule 6, Clause 8(4) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare the specific area plans, particular purpose zones and site specific qualifications identified in the Schedule to this declaration to be plans zones and qualifications to which Schedule 6, Clause 8 of the Act does not apply.

Dated this 24<sup>th</sup> day of October, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

#### The Schedule

**Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications  
declared not subject to Schedule 6, Clause 8 of the Act**

Provision	Reason
<p>Rural Living Zone – 13.4.2 A1.1(a)(ii) an P1(ii) Subdivision</p> <p>“A1.1 Each lot must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum area of 2ha, except on: <ul style="list-style-type: none"> <li>ii) CT 233858/1 and CT 114312/1, where the average lot density is 1 lot per hectare calculated over both titles”</li> </ul> </li> </ul> <p>“P1 No performance criteria, except on:</p> <ul style="list-style-type: none"> <li>i) CT 233858/1 and CT 114312/1”</li> </ul> <p>“where each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> <li>a) The relevant acceptable solutions or performance criteria for development of buildings on the lots;</li> <li>b) The likely location of buildings on the lots;</li> <li>c) The likely provision of on-site parking and manoeuvrability for vehicles;</li> <li>d) The topography of the site;</li> <li>e) The presence of any natural hazards;</li> <li>f) Adequate provision of private open space;</li> <li>g) Fire hazard management;</li> <li>h) Separation from Rural Resource zoned land;</li> <li>i) The standard of boundary fences;</li> <li>j) The ability of vegetation to provide buffering;</li> <li>k) The existing pattern of development in the area;</li> <li>l) The Local Area Objectives and Desired Future Character Statements”</li> </ul>	<p>The Site-specific Qualification is provided by the State Planning Provision Rural Living Zone which provides for four minimum lot sizes of 1ha, 2ha, 5ha and 10ha.</p>

Provision	Reason
<p>Rural Living Zone – 13.4.2 A1.1(a)(i) an P1(i) Subdivision</p> <p>"A1.1 Each lot must:</p> <ul style="list-style-type: none"> <li>(b) have a minimum area of 2ha, except on: <ul style="list-style-type: none"> <li>i) CT 26854/1, where lot size must be in accordance with subdivision plan DA 2014/53"</li> </ul> </li> </ul> <p>"P1 No performance criteria, except on:</p> <ul style="list-style-type: none"> <li>ii) CT 26854/1"</li> </ul> <p>"where each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> <li>m) The relevant acceptable solutions or performance criteria for development of buildings on the lots;</li> <li>n) The likely location of buildings on the lots;</li> <li>o) The likely provision of on-site parking and manoeuvrability for vehicles;</li> <li>p) The topography of the site;</li> <li>q) The presence of any natural hazards;</li> <li>r) Adequate provision of private open space;</li> <li>s) Fire hazard management;</li> <li>t) Separation from Rural Resource zoned land;</li> <li>u) The standard of boundary fences;</li> <li>v) The ability of vegetation to provide buffering;</li> <li>w) The existing pattern of development in the area;</li> <li>x) The Local Area Objectives and Desired Future Character Statements;</li> </ul> <p>If on CT 26854/1, the total number of lots in the plan of subdivision is not more than 3 (including any balance lot) and no lot has an area of less than 8000m<sup>2</sup>"</p>	<p>Council advise that the subdivision that relates to this provision has been completed and the clause is no longer required.</p>
<p>Open Space Zone – 19.2 Open Space Zone Use Table Business and Professional Services discretionary – "Only permitted 29-67 Macquarie Street George Town".</p>	<p>Council advise that the zone being applied is now a zone that the State Planning Provisions provide for this use to occur.</p>
<p>E3.0 Landslip Code</p>	<p>The provision is provided for by the State Planning Provisions Landslip Hazard Code.</p>
<p>E5.0 Flood Prone Areas Code</p>	<p>The provision is provided for by the State Planning Provisions Flood-Prone Areas Hazard Code.</p>
<p>E7.0 Scenic Management Code</p>	<p>The provision is provided for by the State Planning Provisions Scenic Protection Code.</p>
<p>E8.0 Biodiversity Code</p>	<p>The provision provided for by the State Planning Provisions Natural Assets Code.</p>
<p>E14.0 Coastal Code</p>	<p>The provision provided for by the State Planning Provisions Coastal Inundation Hazard Code.</p>

# George Town Interim Planning Scheme 2013

## Land Use Planning and Approvals Act 1993

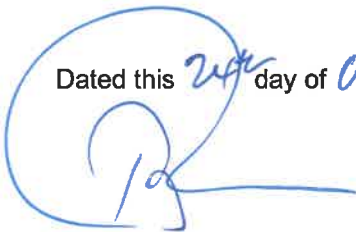
### Section 87C and Schedule 6, clause 8A(1)

#### NOTICE OF DECLARATION

To: George Town Council

Take notice that in accordance with Schedule 6, Clause 8A(1) of the *Land Use Planning and Approvals Act 1993* ("the Act") I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, after having consulted with the Tasmanian Planning Commission, declare that the draft George Town Local Provisions Schedule prepared and the George Town Local Provisions Schedule made in relation to the municipal area of George Town under Part 3A of the Act must contain the specific area plans, particular purpose zones and site-specific qualifications provisions identified in the Schedule to this Notice.

Dated this *24th* day of *October*, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

#### The Schedule

### Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications declared subject to Schedule 6, Clause 8A(1) of the Act

Provision
32.0 Particular Purpose Zone 1 – Low Head Pilot Station
Rural Living Zone – 13.4.2 A1.1(a) (iii) and P1 (iii) and (n) Subdivision "A1.1 Each lot must: (a) have a minimum area of 2ha, except on: iii) Lot 1 East Tamar Highway, Mount Direction (CT 149336/1) where the minimum lot density is 1 lot per hectare calculated over the title and no lot has an area less than 8000m <sup>2</sup> " "P1 No performance criteria, except on: i) Lot 1 East Tamar Highway, Mount Direction (CT 149336/1)" "where each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: a) The relevant acceptable solutions or performance criteria for development of buildings on the lots; b) The likely location of buildings on the lots; c) The likely provision of on-site parking and manoeuvrability for vehicles; d) The topography of the site;

**Provision**

- e) The presence of any natural hazards;
- f) Adequate provision of private open space;
- g) Fire hazard management;
- h) Separation from Rural Resource zoned land;
- i) The standard of boundary fences;
- j) The ability of vegetation to provide buffering;
- k) The existing pattern of development in the area;
- l) The Local Area Objectives and Desired Future Character Statements"

"n) If on CT 149336/1 no lot has an area of less than 8000m<sup>2</sup>"

Rural Living Zone – 13.4.2 A1.1(a) (v) and P1 Subdivision

"A1.1 Each lot must:

(a) have a minimum area of 2ha, except on:

v) CT31598/2 where no lot has an area less than 8000m<sup>2</sup>"

"P1 No performance criteria"

# George Town Interim Planning Scheme 2013

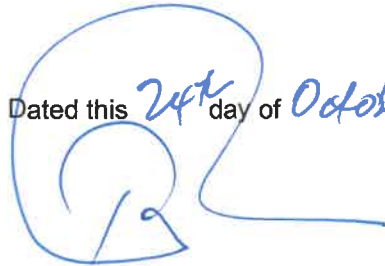
## *Land Use Planning and Approvals Act 1993*

### Section 87C, Schedule 6, clause 8D(5)

#### DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, acting in accordance with Schedule 6, Clause 8D(5) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that the requirement in Clause LP1.8.1 of the State Planning Provisions (SPPs), specifically the statement "all information requirements are to be completed in the tables", as it relates to the code-applying provisions identified in the Schedule to this declaration when they are included in the draft George Town Local Provisions Schedule and George Town Local Provisions Schedule in accordance with Schedule 6, clause 8(2) of the Act does not apply in relation to the draft George Town Local Provisions Schedule and George Town Local Provisions Schedule.

Dated this *24<sup>th</sup>* day of *October*, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

#### The Schedule

Code-applying Provision
Nil

# George Town Interim Planning Scheme 2013

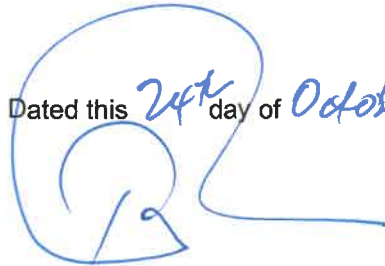
## *Land Use Planning and Approvals Act 1993*

### Section 87C, Schedule 6, clause 8D(5)

#### DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, acting in accordance with Schedule 6, Clause 8D(5) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that the requirement in Clause LP1.8.1 of the State Planning Provisions (SPPs), specifically the statement "all information requirements are to be completed in the tables", as it relates to the code-applying provisions identified in the Schedule to this declaration when they are included in the draft George Town Local Provisions Schedule and George Town Local Provisions Schedule in accordance with Schedule 6, clause 8(2) of the Act does not apply in relation to the draft George Town Local Provisions Schedule and George Town Local Provisions Schedule.

Dated this *24<sup>th</sup>* day of *October*, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

#### The Schedule

Code-applying Provision
Nil