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## **West Tamar Local Provisions Schedule**

### **WTA-Local Provisions Schedule Title**

WTA-1.1 This Local Provisions Schedule is called the West Tamar Local Provisions Schedule and comprises all the land within the municipal area.

### **WTA-Effective Date**

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

### **WTA-Local Area Objectives**

This sub-clause is not used in this Local Provisions Schedule.

### **WTA-Particular Purpose Zones**

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

## WTA-S1.0 Windsor Community Precinct Specific Area Plan

### WTA-S1.1 Plan Purpose

The purpose of the Windsor Community Precinct Specific Area Plan is:

- WTA-S1.1.1 To provide for the ongoing use of a multi-purpose community, leisure, health and wellbeing centre at the Windsor Community Precinct, Windsor Park in Riverside, while maintaining the dominant recreational use of the site.

### WTA-S1.2 Application of this Plan

WTA-S1.2.1 The specific area plan applies to the area of land designated as Windsor Community Precinct Specific Area Plan on the overlay maps and in Figure WTA-S1.1.

WTA-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Recreation Zone as specified in the relevant provision.

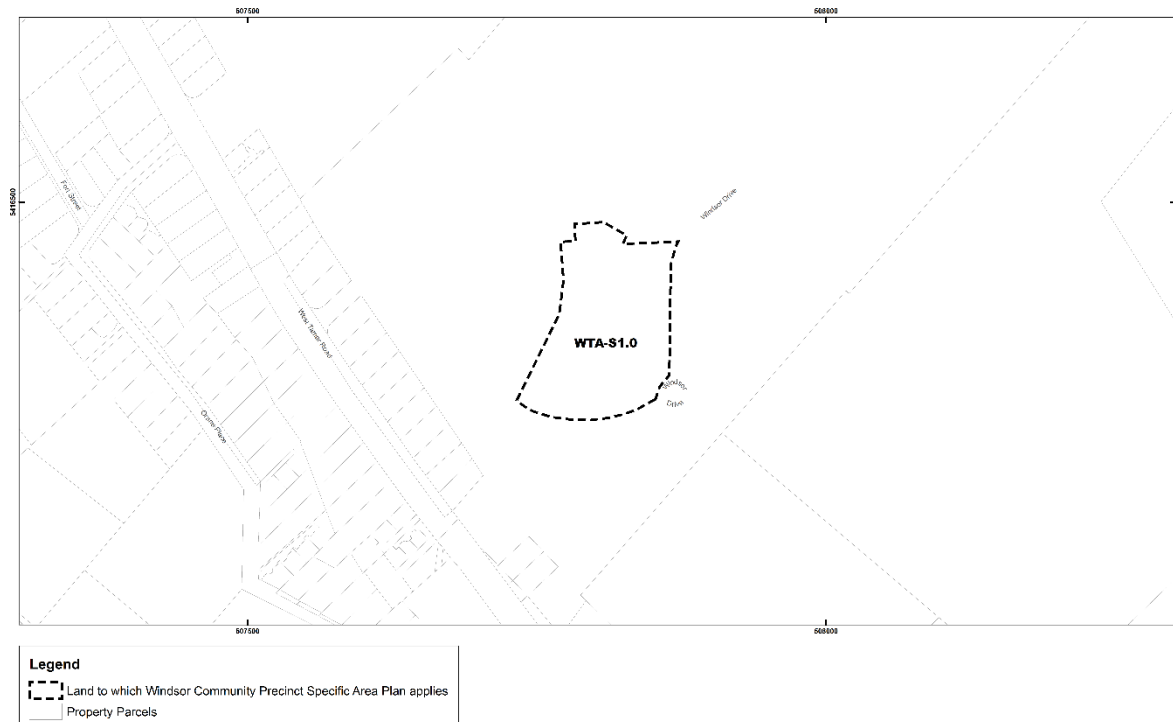


Figure WTA-S1.1 Windsor Community Precinct Specific Area Plan as required by clause WTA-S1.2.1

### WTA-S1.3 Local Area Objectives

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

### WTA-S1.4 Definition of Terms

This clause is not used in this specific area plan.

### WTA-S1.5 Use Table

This clause is in substitution for Recreation Zone – clause 28.2 Use Table.

| Use Class                          | Qualification   |
|------------------------------------|---|
| <b>No Permit Required</b>          |   |
| No uses                            |   |
| <b>Permitted</b>                   |   |
| Business and Professional Services | If for a consulting room for health practitioner or medical centre. |
| Educational and Occasional Care    | If for child care or an employment training centre.                 |
| <b>Discretionary</b>               |   |
| Food Services                      |   |
| General Retail and Hire            | If for a pharmacy.  |
| <b>Prohibited</b>                  |   |
| All other uses                     |   |

### WTA-S1.6 Use Standards

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

### WTA-S1.7 Development Standards for Buildings and Works

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

### WTA-S1.8 Development Standards for Subdivision

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



**WTA-S2.6 Use Standards**

WTA-S2.6.1 Sensitive use

This clause is in substitution for Attenuation Code – clause C9.5.2 Sensitive use within an attenuation area.

|                                      |   |                             |
|--------------------------------------|---|-----------------------------|
| Objective:                           | That:   |                             |
|                                      | (a) temporary or permanent sensitive uses do not unreasonably fetter quarry operations; |                             |
|                                      | and   |                             |
|                                      | (b) exposure to air blast overpressure is reduced.                                      |                             |
| <b>Acceptable Solutions</b>          |   | <b>Performance Criteria</b> |
| <b>A1</b>                            | <b>P1</b>   |                             |
| Use must not be for a sensitive use. | No Performance Criterion.   |                             |

**WTA-S2.7 Development Standards for Buildings and Works**

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

**WTA-S2.8 Development Standards for Subdivision**

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

**WTA-S2.9 Tables**

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

## WTA-S3.0 Residential Supply and Density Specific Area Plan

### WTA-S3.1 Plan Purpose

The purpose of the Residential Supply and Density Specific Area Plan is:

- WTA-S3.1.1 To provide for residential use and development in residential areas where there are infrastructure constraints that necessitate a limit on the density of development.
- WTA-S3.1.2 To provide for subdivision of lots at a density appropriate to the infrastructure constraints in low density residential areas at Beaconsfield, Beauty Point, Blackwall, Rosevears, Deviot, Exeter, Gravelly Beach, Grindlewald, Legana (North and South), Riverside, and Swan Point.

### WTA-S3.2 Application of this Plan

- WTA-S3.2.1 The specific area plan applies to the area of land designated as Residential Supply and Density Specific Area Plan on the overlay maps.
- WTA-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

### WTA-S3.3 Local Area Objectives

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

### WTA-S3.4 Definition of Terms

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

### WTA-S3.5 Use Table

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

| Use Class                              | Qualification                 |
|--|-------------------------------|
| <b>No Permit Required</b>              |                               |
| Natural and Cultural Values Management |                               |
| Passive Recreation                     |                               |
| Residential                            | If for a single dwelling.     |
| Utilities                              | If for minor utilities.       |
| <b>Permitted</b>                       |                               |
| Residential                            | If for a home-based business. |

| Use Class                           | Qualification  |
|-------------------------------------|--|
| Visitor Accommodation               |  |
| <b>Discretionary</b>                |  |
| Business and Professional Services  | If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services. |
| Community Meeting and Entertainment | If for a place of worship, art and craft centre or public hall.  |
| Educational and Occasional Care     | If not for a tertiary institution.   |
| Emergency Services                  |  |
| Food Services                       | If not for a take away food premises with a drive through facility.  |
| General Retail and Hire             | If for a local shop.   |
| Residential                         | If not:<br>(a) for multiple dwellings; or<br>(b) listed as No Permit Required or Permitted.  |
| Sports and Recreation               | If for a fitness centre, gymnasium, public swimming pool or sports ground.   |
| Utilities                           | If not listed as No Permit Required.   |
| <b>Prohibited</b>                   |  |
| All other uses                      |  |

### WTA-S3.6 Use Standards

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

### WTA-S3.7 Development Standards for Buildings and Works

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



## WTA-S3.8 Development Standards for Subdivision

### WTA-S3.8.1 Lot design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

| Objective:  | That each lot:<br>(a) has an area and dimensions appropriate for use and development within low density residential areas; and<br>(b) is provided with an appropriate level of infrastructure.  |
|---|---|
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must:</p> <p>(a) have an area not less than 5,000m<sup>2</sup>, and:</p> <p style="margin-left: 20px;">(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p style="margin-left: 40px;">a. all setbacks required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; and</p> <p style="margin-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p style="margin-left: 20px;">(ii) existing buildings are consistent with the setback required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> | <p><b>P1</b></p> <p>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> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) adequate provision of private open space;</p> <p>(e) adequate provision of drainage;</p> <p>(f) the pattern of existing lots or development existing on established properties in the area; and</p> <p>(g) any constraints to development,</p> <p>and must have an area not less than 5,000m<sup>2</sup>.</p> |

## WTA-S3.9 Tables

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

## WTA-Site-specific Qualifications

| Reference Number | Site reference                               | Folio of the Register | Description (modification, substitution or addition)   | Relevant Clause in State Planning Provisions    |
|------------------|--|-----------------------|--|---|
| WTA-8.1          | 96 Weld Street, Beaconsfield                 | 71041/1               | Additional Discretionary Use Classes for this site are Bulky Goods Sales and General Retail and Hire with no qualifications  | General Residential Zone – clause 8.1 Use Table |
| WTA-8.2          | 14 Fysh Street, Beaconsfield                 | 134620/1              | Additional Discretionary Use Class for this site is Manufacturing and Processing with the qualification "if: <ul style="list-style-type: none"> <li>- within an existing building and associated car park at 14 Fysh Street, Beaconsfield (FR 134620/1);</li> <li>- as described in permit PA2016022; and</li> <li>- operating in accordance with environmental controls required by permit PA2016022."</li> </ul> | General Residential Zone – clause 8.1 Use Table |
| WTA-11.1         | 360 Loop Road and 22 Millers Road, Glengarry | 172723/1<br>172723/2  | A substitution for this clause is:<br><br>A1<br><br>Each lot, or a lot in a plan of subdivision of FR 233372/1 must be in accordance with permit number PA2016118, effective 20 October 2016.  | Rural Living Zone – clause 11.5.1 Lot design    |

## WTA-Code Lists

### WTA-Table C3.1 Other Major Roads

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

### WTA-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 |
|---|------------|---------------|----------------|---------------|-----------------------|--|
| This table is not used in this Local Provision Schedule |            |               |                |               |                       |  |

### WTA-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 Provision Schedule |               |                  |  |

### WTA-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 Provision Schedule |               |                  |  |

**WTA-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 Provision Schedule |               |   |                       |   |

**WTA-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 |
|---|----------------|----------------------------------|-----------------------|-------------------------------|----------------|-------------|--------------|
| This table is not used in this Local Provision Schedule |                |                                  |                       |                               |                |             |              |

**WTA-Table C8.1 Scenic Protection Areas**

| Reference Number  | Scenic Protection Area Name | Description | Scenic Value | Management Objectives |
|---|-----------------------------|-------------|--------------|-----------------------|
| This table is not used in this Local Provision Schedule |                             |             |              |                       |

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

| Reference Number | Scenic Road Corridor Description   | Scenic Value  | Management Objectives   |
|------------------|--|---|---|
| WTA-C8.2.1       | West Tamar Highway between Riverside and Legana.   | Captured views to the diverse landscapes of the West Tamar River and beyond to surrounding mountain ranges.     | To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. |
| WTA-C8.2.2       | West Tamar Highway between Legana and Lanena.  | Captured views to the diverse landscapes of the West Tamar River and beyond to surrounding mountain ranges.     | To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. |
| WTA-C8.2.3       | West Tamar Highway between Exeter and Beaconsfield.  | Views of native vegetation and mixed agricultural pursuits provides visual amenity to the traveller experience. | To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. |
| WTA-C8.2.4       | Batman Highway between West Tamar Highway and the Batman Bridge, including Spring Hill Road. | Views of native vegetation and mixed agricultural pursuits provides visual amenity to the traveller experience. | To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. |
| WTA-C8.2.5       | West Tamar Highway between Beaconsfield and Beauty Point.                                    | Views of native vegetation and mixed agricultural pursuits provides visual amenity to the traveller experience. | To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. |
| WTA-C8.2.6       | Rowella Road between Batman Road and Auburn Road.  | Captured views to the diverse landscapes of the West Tamar River and beyond to surrounding mountain ranges.     | To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. |

**WTA-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 |
| Badger Head         | 1.8                      | 2.6  | 3.2   | 2.9                                   |
| Beauty Point        | 1.5                      | 2.6  | 3.2   | 2.9                                   |
| Clarence Point      | 1.7                      | 2.6  | 3.2   | 2.9                                   |
| Deviot              | 1.4                      | 2.6  | 3.2   | 2.9                                   |
| Exeter              | 1.5                      | 2.6  | 3.2   | 2.9                                   |
| Gravelly Beach      | 1.5                      | 2.6  | 3.2   | 2.9                                   |
| Greens Beach        | 1.8                      | 2.6  | 3.2   | 2.9                                   |
| Kayena              | 1.4                      | 2.6  | 3.2   | 2.9                                   |
| Kelso               | 1.8                      | 2.6  | 3.2   | 2.9                                   |
| Lanena              | 1.5                      | 2.6  | 3.2   | 2.9                                   |
| Legana              | 1.8                      | 2.6  | 3.2   | 2.9                                   |
| Riverside           | 1.8                      | 2.6  | 3.2   | 2.9                                   |
| Robigana            | 1.4                      | 2.6  | 3.2   | 2.9                                   |
| Rosevears           | 1.6                      | 2.6  | 3.2   | 2.9                                   |
| Rowella             | 1.5                      | 2.6  | 3.2   | 2.9                                   |
| Sidmouth            | 1.4                      | 2.6  | 3.2   | 2.9                                   |
| Swan Point          | 1.4                      | 2.6  | 3.2   | 2.9                                   |
| Trevallyn           | 1.8                      | 2.6  | 3.2   | 2.9                                   |
| All other locations | 1.8                      | 2.6  | 3.2   | 2.9                                   |

**WTA-Applied, Adopted or Incorporated Documents**

| Document Title  | Publication Details | Relevant Clause in the LPS |
|---|---------------------|----------------------------|
| This table is not used in this Local Provision Schedule |                     |                            |