

Southern Midlands Local Provisions Schedule

Accessibility Disclaimer

Tasmanian Planning Commission aims to make planning scheme information accessible to all users.
Alternative text or alt-text is a short textual description of an image that is not visible in a document.

It is included to assist users of Planning Schemes, particularly vision impaired users, who use screen readers to understand the content of images.

Where information is in a format that is not accessible, or for any other accessibility difficulties, please contact tpc@planning.tas.gov.au for further assistance.

Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
6	9 July 2025	section 80O alteration	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
5	2 October 2024	section 80O alteration	Miscellaneous changes to correct formatting, grammatical errors, minor expression, numerical referencing and punctuation. Changes assist/necessary to implement the Tasmanian Planning Schemes Online (TPSO).	Text
4	10 June 2024	DA2023-040	<ul style="list-style-type: none"> • Rezone 1844 Midland Highway, Bagdad (folios of the Register 184820/1 and 184820/2) from the Future Urban Zone to the Village Zone; and • Remove the priority vegetation area overlay from 1844 Midland Highway, Bagdad (folio of the Register 184820/2). 	Map
3	4 May 2023	2022-01 RZ	Rezone properties at Swanston and Tooms Lake from Rural to Landscape Conservation.	Map
2	14 March 2023	2022-02 RZ	Apply the Future Major Road Overlay to the existing Bagdad bypass.	Map
1	15 June 2022	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

TABLE OF CONTENTS

SOU-Local Provisions Schedule Title	5
SOU-Effective Date	5
SOU-Local Area Objectives	5
SOU-Particular Purpose Zones	5
SOU-P1.0 Particular Purpose Zone - Future Road Corridor Zone	5
SOU-P2.0 Particular Purpose Zone - Tasmanian Buddhist Cultural Park	7
SOU-Specific Area Plans	16
SOU-S1.0 Oatlands Equestrian Precinct Specific Area Plan	16
SOU-S2.0 Chauncy Vale Specific Area Plan	18
SOU-S3.0 Bagdad Potential Dispersive Soils Specific Area Plan	21
SOU-S4.0 Tunbridge Township Specific Area Plan	24
SOU-S5.0 Tunnack Township Specific Area Plan	27
SOU-S6.0 Colebrook Township Specific Area Plan	30
SOU-S7.0 Water Catchment Specific Area Plan	32
SOU-S8.0 Jerusalem Estate Specific Area Plan	34
SOU-Site-specific Qualifications	43
SOU-Code Lists	43
SOU - C3.0 Road and Railway Assets Code	43
SOU - C6.0 Local Historic Heritage Code	43
SOU - C8.0 Scenic Protection Code	96
SOU - C11.0 Coastal Inundation Hazard Code	98
SOU-Applied, Adopted or Incorporated Documents	99

SOU-Local Provisions Schedule Title

SOU-1.1 This Local Provisions Schedule is called the Southern Midlands Council Local Provisions Schedule and comprises all the land within the municipal area.

SOU-Effective Date

SOU-1.2 The effective date for this Local Provisions Schedule is 15 June 2022.

SOU-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

SOU-Particular Purpose Zones

SOU-P1.0 Particular Purpose Zone - Future Road Corridor Zone

SOU-P1.1 Zone Purpose

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

SOU- P1.1.1 To identify land that may be required for a road corridor in the future.

SOU- 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.

SOU- P1.1.3 To ensure that a future corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.

SOU-P1.2 Local Area Objectives

This clause is not used in this particular purpose zone.

SOU-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

SOU-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 controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for minor utilities.
Discretionary	
Resource Development	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

SOU-P1.5 Use Standards

This clause is not used in this particular purpose zone.

SOU-P1.6 Development Standards for Buildings and Works

SOU-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.	

SOU-P1.7 Development Standards for Subdivision

SOU-P1.7.1 Subdivision

Objective:	That subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Subdivision is for the purpose 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.

SOU-P1.8 Tables

This clause is not used in this particular purpose zone.

SOU-P2.0 Particular Purpose Zone - Tasmanian Buddhist Cultural Park

SOU-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Tasmanian Buddhist Cultural Park is:

- SOU-P2.1.1 To provide for the establishment of the Tasmanian Buddhist Cultural Park to become a major tourist attraction, cultural and learning institution for southern Tasmania and the entire Tasmanian community.
- SOU-P2.1.2 To provide for a Buddhist temple complex and associated buildings used for worship, teaching and research, cultural activities, healing, meeting and conference spaces including exhibition of historical and cultural material, a cemetery, visitor accommodation, and commercial uses that are directly associated with the Tasmanian Buddhist Cultural Park.
- SOU-P2.1.3 To facilitate a use and development of a 'landmark' cluster of substantial buildings and structures of Chinese Buddhist architectural style.
- SOU-P2.1.4 To provide for use that does not cause unreasonable impact on adjoining uses.
- SOU-P2.1.5 To provide for siting and use of buildings that do not fetter or unreasonably constrain resource development use, including agriculture, on adjoining land.
- SOU-P2.1.6 To protect natural and cultural values of the site.
- SOU-P2.1.7 To encourage significant vegetation buffers between the Tasmanian Buddhist Cultural Park buildings and adjoining use and development.

SOU-P2.2 Local Area Objectives

This clause is not used in this particular purpose zone.

SOU-P2.3 Definition of Terms

SOU- P2.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Chinese Buddhist architectural style	means architecture of the Tang-Song and Ming-Qing dynasties typically featuring large buildings with tiered roofs having traditional flared eaves with golden yellow amber roof tiles. Other architectural features include use of arches, towers, elaborate renderings including of Chinese dragons on roofs and associated beams and pillars, boundary walls, entry gates, pavilions, statues, walkways and courtyards, featuring use of colours such as imperial yellow, dark red, and white. Buildings will typically sit within classical Chinese gardens and landscaped areas. ¹
Chinese Buddhist landscape style	means the treatment of outdoor spaces in a manner that complements buildings and other structures constructed in the Chinese Buddhist architectural style, including altering the existing condition of the land, use of water and stone features, and the planting of ornamental trees and shrubs, traditionally including Buddhist Pines (<i>Podocarpus macorphyllus</i>), Azaleas (<i>Rhododendron spp</i>), Tree peony (<i>paeonia suffruticosa</i>), Chrysanthemum (<i>Chrysanthemum grandiflorum</i>) and Sweet osmanthus (<i>Osmanthus fragans</i>).
landscape plan	means a plan prepared by a suitably qualified person or persons (for example a landscape architect) that: (a) identifies the character of landscaped area to be achieved; (b) identifies, where relevant: (i) materials; (ii) finishes; (iii) planting, including succession planting; and (iv) maintenance and protection works; (c) is complementary to the Chinese Buddhist architectural style in the Temple, Cultural and Educational Precinct; and (d) incorporates vegetative buffers from adjoining uses.
natural and Aboriginal cultural heritage values impact assessment	means an impact assessment prepared by a suitably qualified person or persons that: (a) identifies the natural and Aboriginal cultural heritage values present (if any); (b) describes the potential impacts on the identified values; and (c) provides recommendations to avoid, mitigate or manage (if required) identified impacts to an acceptable level.
Open Space precinct	means the area shown on an overlay map and in Figure SOU-P2.1.
Temple, Cultural and Educational precinct	means the area shown on an overlay map and n in Figure SOU-P2.1.

¹ Examples of this form of architecture are provided in Figure SOU-P2.2

SOU-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	If: (a) in the Temple, Cultural and Educational precinct; and (b) not for a function centre.
Educational and Occasional Care	If: (a) in the Temple, Cultural and Educational precinct; and (b) not for a childcare centre, day respite facility, kindergarten, primary or secondary school.
Food Services	If: (a) in the Temple, Cultural and Educational precinct; and (b) associated with an existing or proposed Community Meeting and Entertainment, or Educational and Occasional Care.
General Retail and Hire	If: (a) in the Temple, Cultural and Educational precinct; and (b) associated with an existing or proposed Community Meeting and Entertainment, or Educational and Occasional Care.
Tourist Operation	If: (a) in the Temple, Cultural and Educational precinct; and (b) associated with an existing or proposed Community Meeting and Entertainment, or Educational and Occasional Care.
Discretionary	
Crematoria and Cemeteries	If in the Temple, Cultural and Educational precinct.
Storage	If in the Temple, Cultural and Educational precinct.
Utilities	If not listed as No Permitted Required.
Visitor Accommodation	If: (a) in the Temple, Cultural and Educational precinct; and (b) associated with an existing or proposed Community Meeting and Entertainment, or Educational and Occasional Care.
Prohibited	
All other uses	

SOU-P2.5 Use Standards

SOU-P2.5.1 All uses

Objective:	To avoid land use conflict and unreasonable impact on adjacent uses.	
Acceptable Solutions	Performance Criteria	
A1 Hours of operation of a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of 6.00am to 10.00pm.	P1 Hours of operation of a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.	
A2 Air conditioning, air extraction, heating or refrigeration systems or compressors must have a setback of not less than 100m from any adjoining property.	P2 Air conditioning, air extraction, heating or refrigeration systems, or compressors must not cause unreasonable loss of amenity to adjoining sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the adjacent sensitive use; and (d) any mitigation measures proposed.	
A3 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, or minor utilities, must be baffled so that direct light does not extend into adjoining properties.	P3 No Performance Criterion.	
A4 Commercial vehicle movements, and the unloading and loading of commercial vehicles for a use (including garbage removal), excluding Visitor Accommodation, must be within the hours of: (a) 6.00am to 10.00pm Mondays to Fridays; (b) 8.00am to 12noon Saturdays; and (c) nil on Sundays and public holidays.	P4 Commercial vehicle movements and the unloading of commercial vehicles for a use (including garbage removal), excluding Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing of traffic generation; (b) the dispatch of goods and materials; and (c) the existing levels of amenity.	

SOU-P2.6 Development Standards for Buildings and Works

SOU-P2.6.1 Building height

Objective:	That building height: (a) provides for development of prominent buildings to form a landmark complex in the Chinese Buddhist architectural style; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height within the Temple, Cultural and Educational precinct must be not more than:</p> <p>(a) 36m for a Community Meeting and Entertainment use and Educational and Occasional Care use; and</p> <p>(b) 15m for Visitor Accommodation or Tourist Operation use; or</p> <p>(c) 10m for all other uses.</p>	<p>P1</p> <p>Building height must not cause an unreasonable impact on adjoining properties, having regard to:</p> <p>(a) the proposed height of buildings;</p> <p>(b) the bulk and form of buildings;</p> <p>(c) the topography; and</p> <p>(d) any advice on adverse visual impacts in an assessment prepared by a suitable qualified person,</p> <p>and must not be more than 40m.</p>
<p>A2</p> <p>Building height must be not more than 6m in the Open Space precinct.</p>	<p>P2</p> <p>Building height must not cause an unreasonable impact on adjoining properties, having regard to:</p> <p>(a) the proposed height of buildings;</p> <p>(b) the bulk and form of buildings;</p> <p>(c) the topography; and</p> <p>(d) any advice on adverse visual impacts in an assessment prepared by a suitable qualified person,</p> <p>and must not be more than 40m.</p>

SOU-P2.6.2 Setback

Objective:	That the siting of buildings minimises potential conflict with use on adjoining sites.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Buildings must have a setback from a frontage of not less than:</p> <p>(a) 50m for a Community Meeting and Entertainment use, and Educational and Occasional Care use; and</p> <p>(b) 20m for all other uses.</p>	<p>P1</p> <p>Buildings must have a setback from a frontage that maintains the desirable characteristics of the surrounding landscape and protects amenity of adjoining properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the prevailing setbacks of existing buildings on nearby properties;</p> <p>(d) the location of buildings on the site;</p> <p>(e) the proposed colours and external materials of the building;</p> <p>(f) the visual impact of the building when viewed from an adjoining road; and</p> <p>(g) retention of provision of vegetation.</p>
<p>A2</p> <p>Buildings must have a setback from side and rear boundaries not less than 40m.</p>	<p>P2</p> <p>Buildings must have a setback from side and rear boundaries that maintains the desirable characteristics of the surrounding landscape and protects amenity of adjoining properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the prevailing setbacks of existing buildings on nearby properties;</p> <p>(d) the location of buildings on the site;</p> <p>(e) the proposed colours and external materials of the building;</p> <p>(f) the visual impact of the building when viewed from an adjoining road; and</p> <p>(g) retention of provision of vegetation.</p>
<p>A3</p> <p>Buildings must have a setback from the Significant Agricultural Zone not less than:</p> <p>(a) 200m for a sensitive use; and</p> <p>(b) not less than 100m for other use.</p>	<p>P3</p> <p>Buildings for a sensitive use must be sited so as not to conflict with or fetter an agricultural use within the Significant Agricultural Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the prevailing setbacks of any existing buildings;</p> <p>(c) sensitive uses on adjoining properties;</p> <p>(d) the location of existing buildings on the site;</p> <p>(e) the existing and potential use of adjoining properties;</p> <p>(f) any proposed attenuation measures; and</p> <p>(g) any buffers created by natural and other features.</p>

SOU-P2.6.3 Building design

Objective:	That buildings are designed in the Chinese Buddhist architectural style.	
Acceptable Solutions		Performance Criteria
A1 If for an outbuilding or Storage.	P1 Building design must be consistent with the Chinese Buddhist architectural style.	

SOU-P2.6.4 Outdoor storage

Objective:	Outdoor storage does not detract from the appearance of the site or surrounding area.	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas must: (a) be located behind the building line and goods and materials are screened from public view; and (b) not encroach upon car parking areas, access roads or landscape areas.	P1 Outdoor storage areas must be located, treated or screened to not cause an unreasonable loss of visual amenity to the locality.	

SOU-P2.6.5 Outbuildings and storage use

Objective:	Outbuildings and Storage use do not detract from the appearance of the site and surrounding area.	
Acceptable Solutions		Performance Criteria
A1 Outbuildings or Storage use must not be visible when viewed from Tea Tree Road.	P1 Outbuildings or Storage use must be located, treated or screened to not cause an unreasonable loss of visual amenity to the locality.	

SOU-P2.6.6 Landscaping

Objective:	To provide for landscaping that: (a) is in the Chinese Buddhist landscape style to complement the Chinese Buddhist architectural style in the Temple, Cultural and Educational precinct; (b) assists with integrating buildings, structures and works into the landscape; and (c) provides vegetation buffers between buildings and adjoining use and development.
Acceptable Solutions	Performance Criteria
<p>A1 In the Temple, Cultural and Educational precinct landscaping is provided in accordance with an approved landscape plan previously approved as part of a permit for the site.</p>	<p>P1 Landscaping is provided within the Temple, Cultural and Educational precinct in the Chinese Buddhist landscape style, having regard to: (a) the architectural style of buildings; (b) existing vegetation; (c) provision of vegetation buffers between buildings and adjoining use and development; and (d) a landscape plan.</p>
<p>A2 In the Open Space precinct landscaping is provided in accordance with an approved landscape plan previously approved as part of a permit for the site.</p>	<p>P2 Landscaping is provided within the Open Space precinct, having regard to: (a) the type of vegetation found in the locality; (b) enhancement and preservation of existing vegetation buffers between buildings and adjoining use and development; (c) provision of vegetation buffers between buildings and adjoining use and development; and (d) a landscape plan.</p>

SOU-P2.6.7 Natural and Aboriginal cultural heritage values management

Objective:	To minimise impacts of development on the natural and Aboriginal cultural heritage values associated with the sandstone escarpment.
Acceptable Solutions	Performance Criteria
<p>A1 Buildings or works must be setback no less than 50m from the sandstone escarpment features at Grid References: (a) 531900E:5275007N; (b) 531903E:5275014N; (c) 531942E:5274880N; (d) 531957E:5274865N; (e) 531981E:5274820N; (f) 531987E:5274800N; (g) 531994E:5274820N; (h) 532062E:5274800N; and (i) 532030E:5274810N.</p>	<p>P1 Buildings or works must minimise impacts on the natural and Aboriginal cultural heritage values associated with the sandstone escarpment features, having regard to a natural and Aboriginal cultural heritage values impact assessment.</p>

SOU-P2.7 Development Standards for Subdivision

SOU-P2.7.1 Subdivision

Objective:	That no subdivision of land occurs except for a public purpose.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed on a plan of subdivision, is for public open space or to provide for Utilities.	P1 No Performance Criterion.	

SOU-P2.8 Tables

This clause is not used in this particular purpose zone.

Figure SOU-P2.1 - Tasmanian Buddhist Cultural Park Precinct Plan as required by clause SOU-P2.3

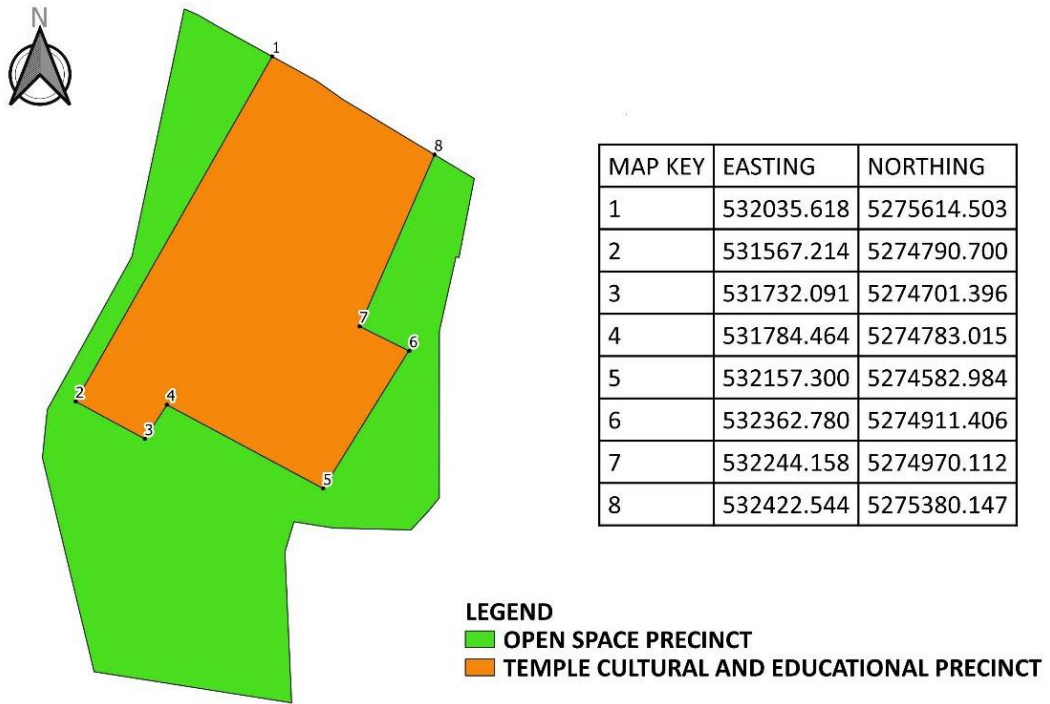
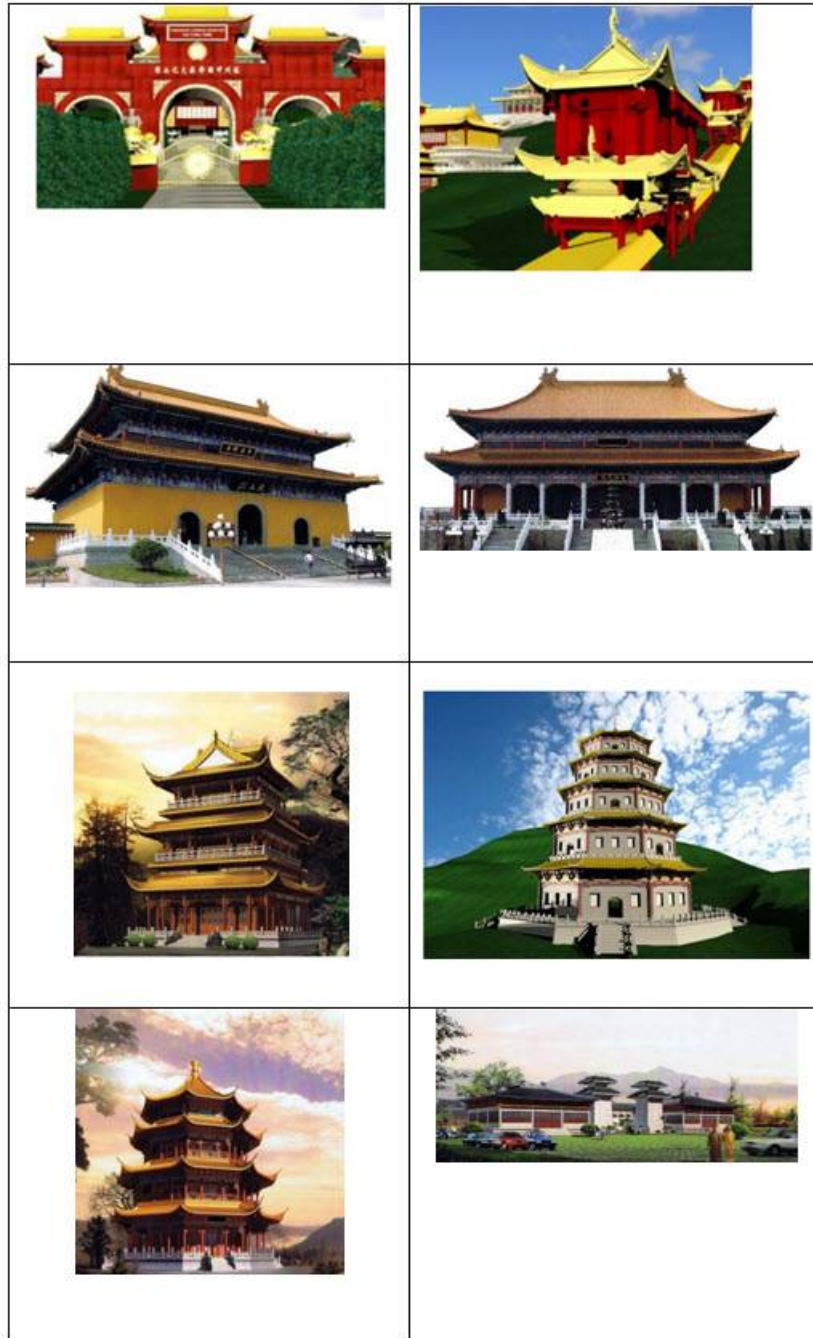


Figure SOU-P2.2 - Examples of Chinese Buddhist architectural style as required by clause SOU-P2.3



SOU-Specific Area Plans

SOU-S1.0 Oatlands Equestrian Precinct Specific Area Plan

SOU-S1.1 Plan Purpose

The purpose of the Oatlands Equestrian Precinct Specific Area Plan is:

- SOU- S1.1.1 Facilitate the development and use of the former Oatlands Racecourse as a multi-use equestrian centre accommodating shared race horse training facilities and other compatible horse-oriented uses and facilities, fulfilling the need for a central Tasmanian facility providing services on a region-wide and statewide basis.
- SOU- S1.1.2 Identify land in the vicinity of the former Oatlands Racecourse as the preferred location for private stables, other horse oriented development and use and associated residential use, with ready access to shared facilities on the racecourse land taking advantage of the network of public ways and reserved roads to access those facilities.
- SOU- S1.1.3 Minimise potential for use conflict with residential use not associated with equestrian use on land in the vicinity of the former Oatlands Racecourse by encouraging residents oriented towards horse use and discouraging others.

SOU-S1.2 Application of this Plan

- SOU- S1.2.1 The specific area plan applies to the area of land designated as Oatlands Equestrian Precinct Specific Area Plan on the overlay maps.
- SOU- S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:
 - (a) Rural Zone; and
 - (b) Agriculture Zone,as specified in the relevant provision.

SOU-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S1.4 Definition of Terms

This clause is not used in this specific area plan.

SOU-S1.5 Use Table

This clause is not used in this specific area plan.

SOU-S1.6 Use Standards

SOU-S1.6.1 Equestrian oriented use

This clause is in addition to Rural Zone - clause 20.3 Use Standards and Agriculture Zone - clause 21.3 Use Standards.

Objective:	That use of land within the Specific Area Plan is either oriented towards horse-related activity or does not conflict with such activity.
Acceptable Solutions	Performance Criteria
A1 Use is for, or associated with, horse-related activity, including horse stables, training and/or breeding, and an associated single dwelling.	P1 Use must not conflict with horse-related activities in the area, including Residential use by persons not willing to accept a degree of impact on amenity from the presence of horses.

SOU-S1.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOU-S1.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

SOU-S1.9 Tables

This clause is not used in this specific area plan.

SOU-S2.0 Chauncy Vale Specific Area Plan

SOU-S2.1 Plan Purpose

The purpose of the Chauncy Vale Specific Area Plan is:

SOU- That development in and around the Chauncy Vale Wildlife Sanctuary maintains the natural heritage values and cultural heritage values of the sanctuary.

SOU-S2.2 Application of this Plan

SOU- The specific area plan applies to the area of land designated as Chauncy Vale Specific Area Plan on S2.2.1 the overlay maps.

SOU- In the area of land to which this plan applies, the provisions of the specific area plan are in addition to S2.2.2 the provisions of:

- (a) Rural Zone; and
- (b) Agriculture Zone,
as specified in the relevant provision.

SOU-S2.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S2.4 Definition of Terms

This clause is not used in this specific area plan.

SOU-S2.5 Use Table

This clause is not used in this specific area plan.

SOU-S2.6 Use Standards

This clause is not used in this specific area plan.

SOU-S2.7 Development Standards for Buildings and Works

SOU-S2.7.1 Landscape protection: clearance of bushland

This clause is in addition to Rural Zone - clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the natural landscape setting of the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1 Removal or disturbance of bushland within the Chauncy Vale Specific Area Plan must be minimised and must:</p> <ul style="list-style-type: none"> (a) be consistent with the values of the reserve management plan; (b) result in only negligible change to the silhouette of skylines; and (c) maintain the landscape setting of the Sanctuary which is dominated by hills and valleys that retain an almost unbroken native forest cover.

SOU-S2.7.2 Landscape protection: buildings and works

This clause is in addition to the provisions of the Rural Zone - clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the natural landscape setting of the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
<p>A1 Buildings within the Chauncy Vale Specific Area Plan must not be visible from land within the Chauncy Vale Wildlife Sanctuary.</p>	<p>P1 Buildings within the Chauncy Vale Specific Area Plan visible from land within the Chauncy Vale Wildlife Sanctuary must maintain the landscape setting of the Sanctuary, which is dominated by hills and valleys that retain an almost unbroken native forest cover, by satisfying one or more of the following, as necessary:</p> <ul style="list-style-type: none"> (a) have external finishes that are non-reflective and coloured to blend with the landscape; (b) be designed to <ul style="list-style-type: none"> (i) incorporate low roof lines that follow the natural form of the land; (ii) minimise visual impact in height and bulk; (iii) minimise cut and fill; (c) be located below skylines; (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.
<p>A2 Works within the Chauncy Vale Specific Area Plan must not be visible from land within the Chauncy Vale Wildlife Sanctuary.</p>	<p>P2 Works within the Chauncy Vale Specific Area Plan visible from land within the Chauncy Vale Wildlife Sanctuary must maintain the landscape setting of the Sanctuary, which is dominated by hills and valleys that retain an almost unbroken native forest cover, by satisfying one or more of the following, as necessary:</p> <ul style="list-style-type: none"> (a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials; (b) cut and fill is minimised; (c) surfaces of retaining walls and batters are finished with a natural appearance; (d) fences are post and wire or other designed of a similarly transparent appearance.

SOU-S2.7.3 Natural values: clearance and conversion

This clause is in addition to Rural Zone - clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works.

Objective:	That development involving clearance and conversion or disturbance of native vegetation within the Chauncy Vale Specific Area Plan does not result in unnecessary or unacceptable loss of natural values in the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
A1 Clearance and conversion or disturbance of native vegetation must be within a building area shown on a sealed plan approved since 2 September 2015.	P1 Clearance and conversion or disturbance of native vegetation must satisfy all of the following: (a) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; (b) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; (c) remaining natural values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values.

SOU-S2.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

SOU-S2.9 Tables

This clause is not used in this specific area plan.

SOU-S3.0 Bagdad Potential Dispersive Soils Specific Area Plan

SOU-S3.1 Plan Purpose

The purpose of the Bagdad Potential Dispersive Soils Specific Area Plan is:

- SOU-S3.1.1 To minimise and/or mitigate adverse impacts from development on land that contains potentially dispersive soils.

SOU-S3.2 Application of this Plan

- SOU-S3.2.1 The specific area plan applies to the area of land designated as Bagdad Potential Dispersive Soils Specific Area Plan on the overlay maps.
- SOU-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the Rural Living Zone, as specified in the relevant provision.

SOU-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S3.4 Definition of Terms

SOU-S3.4.1 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 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> , by a suitably qualified person, that details: <ul style="list-style-type: none"> (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 where necessary.

SOU-S3.5 Use Table

This clause is not used in this specific area plan.

SOU-S3.6 Use Standards

This clause is not used in this specific area plan.

SOU-S3.7 Development Standards for Buildings and Works

SOU-S3.7.1 Development on potential dispersive soils

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

Objective:	That buildings and works with the potential to disturb dispersive soil are appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works must be for:</p> <ul style="list-style-type: none"> (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. 	<p>P1</p> <p>Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <ul style="list-style-type: none"> (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/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.

SOU-S3.8 Development Standards for Subdivision

SOU-S3.8.1 Subdivision on potential dispersive soils

This clause is in addition to Rural Living Zone - clause 11.5 Development Standards for Subdivision.

Objective:	That development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>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:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed buildings, 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/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.

SOU-S3.9 Tables

This clause is not used in this specific area plan.

SOU-S4.0 Tunbridge Township Specific Area Plan

SOU-S4.1 Plan Purpose

The purpose of the Tunbridge Township Specific Area Plan is:

- SOU- S4.1.1 To maintain the historic settlement pattern and density of Tunbridge.
- SOU- S4.1.2 To encourage a mixture of residential, commercial and community development in an un-sewered township.
- SOU- S4.1.3 To ensure sustainable on-site wastewater management for new lots.
- SOU- S4.1.4 To ensure residential, commercial and community development does not place undue burden on the council and infrastructure providers, and service providers.
- SOU- S4.1.5 To maintain the amenity of a rural village through low density lot sizes.
- SOU- S4.1.6 To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development.

SOU-S4.2 Application of this Plan

- SOU- S4.2.1 The specific area plan applies to the area of land designated as Tunbridge Township Specific Area Plan on the overlay maps.
- SOU- S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the Village Zone, as specified in the relevant provision.

SOU-S4.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S4.4 Definition of Terms

This clause is not used in this specific area plan.

SOU-S4.5 Use Table

This clause is in substitution for Village Zone - clause 12.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If fronting Main Road.
Community Meeting and Entertainment	If fronting Main Road.
Educational and Occasional Care	
Emergency Services	

Food Services	If fronting Main Road.
General Retail and Hire	If fronting Main Road.
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	If not listed as Permitted.
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	
Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

SOU-S4.6 Use Standards

This clause is not used in this specific area plan.

SOU-S4.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOU-S4.8 Development Standards for Subdivision

SOU-S4.8.1 Lot design

This clause is in substitution for Village Zone - clause 12.5.1 Lot design A1 and P1.

Objective:	That each lot has an appropriate area and dimensions for use and development consistent with the purpose of this specific area plan.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 5,000m² and:</p> <p style="padding-left: 20px;">(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 12.4.3 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p style="padding-left: 20px;">(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority; or</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing 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) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space;</p> <p>(f) the pattern of development existing on established properties in the area; and</p> <p>(g) consistency with the purpose of the specific area plan.</p>	

SOU-S4.9 Tables

This clause is not used in this specific area plan.

SOU-S5.0 Tunnack Township Specific Area Plan

SOU-S5.1 Plan Purpose

The purpose of the Tunnack Township Specific Area Plan is:

- SOU- S5.1.1 To maintain the historic settlement pattern and density of Tunnack.
- SOU- S5.1.2 To encourage a mixture of residential, commercial and community development in an un-sewered township.
- SOU- S5.1.3 To ensure sustainable on-site wastewater management for new lots.
- SOU- S5.1.4 To ensure residential, commercial and community development does not place undue burden on the council and infrastructure providers, and service providers.
- SOU- S5.1.5 To maintain the amenity of a rural village through low density lot sizes.
- SOU- S5.1.6 To provide for the development of commercial and community services in the Tunnack Road and in close proximity to existing commercial and community use and development.

SOU-S5.2 Application of this Plan

- SOU- S5.2.1 The specific area plan applies to the area of land designated as Tunnack Township Specific Area Plan on the overlay maps.
- SOU- S5.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the Village Zone, as specified in the relevant provision.

SOU-S5.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S5.4 Definition of Terms

This clause is not used in this specific area plan.

SOU-S5.5 Use Table

SOU-S5.5.1 Use Table - Tunbridge Township Specific Area Plan

This clause is a substitution for Village Zone - 12.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If fronting Tunnack Road.
Community Meeting and Entertainment	If fronting Tunnack Road.

Educational and Occasional Care	
Emergency Services	
Food Services	If fronting Tunnack Road.
General Retail and Hire	If fronting Tunnack Road.
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	If not listed as Permitted.
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	
Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

SOU-S5.6 Use Standards

This clause is not used in this specific area plan.

SOU-S5.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOU-S5.8 Development Standards for Subdivision

SOU-S5.8.1 Lot design

This clause is a substitution for Village Zone - clause 12.5.1 Lot design A1 and P1.

Objective:	That each lot has an appropriate area and dimensions to accommodate development consistent with the purpose of this specific area plan.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 5,000m ² and: (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or (b) be required for public use by the Crown, a council or a State authority; or (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; (f) the pattern of development existing on established properties in the area; and (g) consistency with the purpose of this specific area plan.	

SOU-S5.9 Tables

This clause is not used in this specific area plan.

SOU-S6.0 Colebrook Township Specific Area Plan

SOU-S6.1 Plan Purpose

The purpose of the Colebrook Township Specific Area Plan is:

SOU- S6.1.1 To maintain the historic settlement pattern and density of Colebrook.

SOU- S6.1.2 To encourage a mixture of residential, commercial and community development in a township with specific requirements for treatment of sewerage by the regulated entity.

SOU- S6.1.3 To ensure residential, commercial and community development does not place undue burden on the council and infrastructure providers.

SOU-S6.2 Application of this Plan

SOU- The specific area plan applies to the area of land designated as Colebrook Township Specific Area
S6.2.1 Plan on the overlay maps.

SOU- In the area of land to which this plan applies, the provisions of the specific area plan are in substitution
S6.2.2 for the provisions of the Village Zone, as specified in the relevant provision.

SOU-S6.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S6.4 Definition of Terms

This clause is not used in this specific area plan.

SOU-S6.5 Use Table

This clause is not used in this specific area plan.

SOU-S6.6 Use Standards

This clause is not used in this specific area plan.

SOU-S6.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

SOU-S6.8 Development Standards for Subdivision

SOU-S6.8.1 Lot design

This clause is in substitution for Village Zone - clause 12.5.1 Lot design A1 and P1.

Objective:	That each lot has an appropriate area and dimensions for use and development consistent with the purpose of this specific area plan.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 800m ² and: (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or (b) be required for public use by the Crown, a council or a State authority; or (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; (f) the pattern of development existing on established properties in the area; (g) consistency with the purpose of this specific area plan; and (h) the advice of the regulated entity.	

SOU-S6.8.2 Services

This clause is a substitution for Village Zone - clause 12.5.3 Services A2 and P2.

Objective:	That each lot is capable of meeting the requirements of the regulated entity for provision of sewerage services.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a reticulated sewerage system in accordance with the requirements of the regulated entity.	P1 No Performance Criterion.	

SOU-S6.9 Tables

This clause is not used in this specific area plan.

SOU-S7.0 Water Catchment Specific Area Plan

SOU-S7.1 Plan Purpose

The purpose of the Water Catchment Specific Area Plan is:

SOU- To protect town water supply catchment areas.
S7.1.1

SOU- To minimise impact on water quality in potable water supply catchment areas.
S7.1.2

SOU-S7.2 Application of this Plan

SOU- The specific area plan applies to the area of land designated as Water Catchment Specific Area Plan S7.2.1 on the overlay maps.

SOU- In the area of land to which this plan applies, the provisions of the specific area plan are in addition to S7.2.2 the provisions of the Rural Zone, as specified in the relevant provision.

SOU-S7.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S7.4 Definition of Terms

This clause is not used in this specific area plan.

SOU-S7.5 Use Table

This clause is not used in this specific area plan.

SOU-S7.6 Use Standards

This clause is not used in this specific area plan

SOU-S7.7 Development Standards for Buildings and Works

SOU-7.7.1 Buildings and works

This clause is in addition to the Rural Zone - clause 20.4 Development Standards for Buildings and Works.

Objective:	That buildings and works will not have an unnecessary or unacceptable impact on the quality of the potable water supply.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works must be located within a building area if shown on a sealed plan approved since 2 September 2015.	P1 Buildings and works will not have an unnecessary or unacceptable impact on the quality of the potable water supply, and must: (a) ensure no detriment to potable water supplies; and (b) be in accordance with the requirements of the regulated entity.	

SOU-S7.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

SOU-S7.9 Tables

This clause is not used in this specific area plan.

SOU-S8.0 Jerusalem Estate Specific Area Plan

SOU-S8.1 Plan Purpose

The purpose of the Jerusalem Estate Specific Area Plan is:

- SOU-S8.1.1 To provide for the establishment and ongoing operation of the Notre Dame Monastery, comprising monastery, communal residence, visitor accommodation and other ancillary use and development, that is integrated into and dependent upon the primacy of the land’s agricultural and rural capacity.
- SOU-S8.1.2 To provide for the use or development of land primarily for agricultural and rural use.
- SOU-S8.1.3 To provide for the use or development of land that supports the use of the land for agricultural and rural use.
- SOU-S8.1.4 To provide for economic development that is compatible with agricultural and rural activities.

SOU-S8.2 Application of this Plan

- SOU-S8.2.1 The specific area plan applies to the area of land designated as Jerusalem Estate Specific Area Plan on the overlay maps and as shown in Figure SOU-S8.1.
- SOU-S8.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for and in addition to the provisions of the:
 - (a) Rural Zone;
 - (b) Agriculture Zone; and
 - (c) Utilities Zone,
 as specified in the relevant provision.

SOU-S8.3 Local Area Objectives

This clause is not used in this specific area plan.

SOU-S8.4 Definition of Terms

SOU-S8.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Monastery Precinct	means the area shown on an overlay map and in Figure SOU-S8.1 as Monastery Precinct.
Retreat Precinct	means the area shown on an overlay map and in Figure SOU-S8.1 as Retreat Precinct.
Visitor Precinct	means the area shown on an overlay map and in Figure SOU-S8.1 as Visitor Precinct.

SOU-S8.5 Use Table

This clause is in substitution for Rural Zone - clause 20.2 Use Table, and Agriculture Zone - clause 21.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If: (a) on land other than prime agricultural land; or (b) an agricultural use, other than plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	If in the Monastery Precinct, Retreat Precinct or Visitor Precinct.
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Residential	If for: (a) extension, alteration or replacement of an existing dwelling; or (b) a communal residence in the Monastery Precinct; and (c) associated with the Notre Dame Monastery.
Visitor Accommodation	If: (a) in the Monastery Precinct or Retreat Precinct; and (b) associated with the Notre Dame Monastery.
Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard.
Crematoria and Cemeteries	
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Extractive Industry	
Food Services	If: (a) in the Monastery Precinct, Retreat Precinct or Visitor Precinct; (b) associated with the Notre Dame Monastery; and (c) not listed as Permitted.

General Retail and Hire	If: (a) in the Monastery Precinct, Retreat Precinct or Visitor Precinct; (b) associated with the Notre Dame Monastery; and (c) not listed as Permitted.
Manufacturing and Processing	If for: (a) manufacturing rural equipment or processing rural products; or (b) craft and cottage industries or an artist's studio.
Research and Development	
Residential	If: (a) not restricted by an existing agreement under section 71 of the <i>Land Use Planning and Approvals Act 1993</i> ; (b) associated with the Notre Dame Monastery; and (c) not listed as Permitted.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Sports and Recreation	If in the Retreat Precinct or Monastery Precinct.
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) a liquid, solid or gas fuel depot; or (d) a wood yard
Tourist Operation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

SOU-S8.6 Use Standards

SOU-S8.6.1 Residential use

This clause is in addition to Rural Zone - clause 20.3 Use Standards and Agriculture Zone - clause 21.3 Use Standards.

Objective:	Residential use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.	
Acceptable Solutions		Performance Criteria
<p>A1 Residential use is for an extension, alteration or replacement of an existing dwelling, where the gross floor area does not increase by more than 30%.</p>	<p>P1 Residential use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the proposed Residential use; (b) the characteristics of the existing or likely non-residential use on adjoining land; (c) operational requirements of the agricultural use; (d) the requirement for the occupier of the dwelling to attend to the agricultural use; (e) setback to site boundaries and separation distance between the proposed Residential use and existing or likely non-residential use on adjoining land; and (f) any characteristics of the site and adjoining land that would buffer the proposed Residential use from the adverse impacts on residential amenity from existing or likely non-residential use. 	
<p>A2 A Residential use, if for a communal residence, is:</p> <ul style="list-style-type: none"> (a) in the Monastery Precinct; and (b) not more than 50 beds. 	<p>P2 No Performance Criterion.</p>	

SOU-S8.6.2 Visitor Accommodation

This clause is in addition to Rural Zone - clause 20.3 Use Standards and Agriculture Zone - clause 21.3 Use Standards.

Objective:	Visitor Accommodation: <ul style="list-style-type: none"> (a) is of a scale and intensity that respects the rural and agricultural use of the area; (b) does not unreasonably conflict with agricultural use on the Jerusalem Estate or adjoining land; and (c) minimises the conversion of agricultural land.
Acceptable Solutions	Performance Criteria
A1 Visitor Accommodation must have capacity to accommodate not more than 50 guests in total across both the Monastery Precinct and the Retreat Precinct.	P1 Visitor Accommodation must be of a scale and intensity that respects the rural and agricultural use of the area; does not unreasonably conflict with agricultural use on the Jerusalem Estate or adjoining land, and minimises the conversion of agricultural land, having regard to: <ul style="list-style-type: none"> (a) potential adverse impacts on the safety and efficiency of the local road network; (b) any impact on owners and users of private rights-of-way; (c) a land capability report prepared by a suitably qualified person that identifies the location of higher quality agricultural land; (d) the area of land being converted to non-agricultural use; and (e) whether the use confines or restrains existing or potential agricultural use on Jerusalem Estate or adjoining land.

SOU-S8.6.3 Discretionary use

This clause is in substitution for Rural Zone - clause 20.3.1 Discretionary use and Agriculture Zone - clause 21.3.1 Discretionary uses.

Objective:	<p>That uses listed as Discretionary:</p> <ul style="list-style-type: none"> (a) support agricultural use and contribute to Notre Dame Monastery; (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use; and (c) do not conflict with agricultural use.
Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary that is a non-agricultural use, excluding Residential or Visitor Accommodation use, must minimise the conversion of agricultural land to a non-agricultural use and not conflict with agricultural use on the site or adjoining land having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics, scale and location of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) whether the use supports the Notre Dame Monastery or an agricultural use on the site or on land in the vicinity; (d) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; and (e) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from adverse impacts on existing or likely agricultural use.

SOU-S8.7 Development Standards for Buildings and Works

SOU-S8.7.1 Building height

This clause is in substitution for Rural Zone - clause 20.4.1 Building height and Agriculture Zone - clause 21.4.1 Building height.

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria	
A1 Buildings height must be: (a) not more than 12m; or (b) not more than 15m if in the Monastery Precinct; and (c) not more than 40m if in the Monastery Precinct, if for a church steeple, bell tower or spire.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing use on the adjoining properties; and (f) any buffers created by natural or other features.	

SOU-S8.7.2 Setbacks

This clause is in substitution for Rural Zone - clause 21.4.2 Setbacks A2 and P2.

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	Performance Criteria	
A1 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P1 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.	

SOU-S8.7.2 Site coverage

This clause is in addition to Rural Zone - clause 20.4 Development Standards for Buildings and Works and Agriculture Zone - clause 21.4 Development Standards for Buildings and Works.

Objective:	That the site coverage is appropriate for the proposed use and minimises the conversion of agricultural land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Site coverage must be not more than:</p> <ul style="list-style-type: none"> (a) 15,000m² if located within the Monastery Precinct; (b) 7,500m² if located within the Retreat Precinct; (c) 2,800m² if located within the Visitor Precinct. 	<p>P1</p> <p>Site coverage must be appropriate for the proposed use and minimise conversion of agricultural land having regard to:</p> <ul style="list-style-type: none"> (a) the siting of development, including opportunities for the collocation of buildings; (b) the nature of existing and proposed use; (c) the extent of site coverage being proposed; and (d) the extent of the site retained for agricultural use.

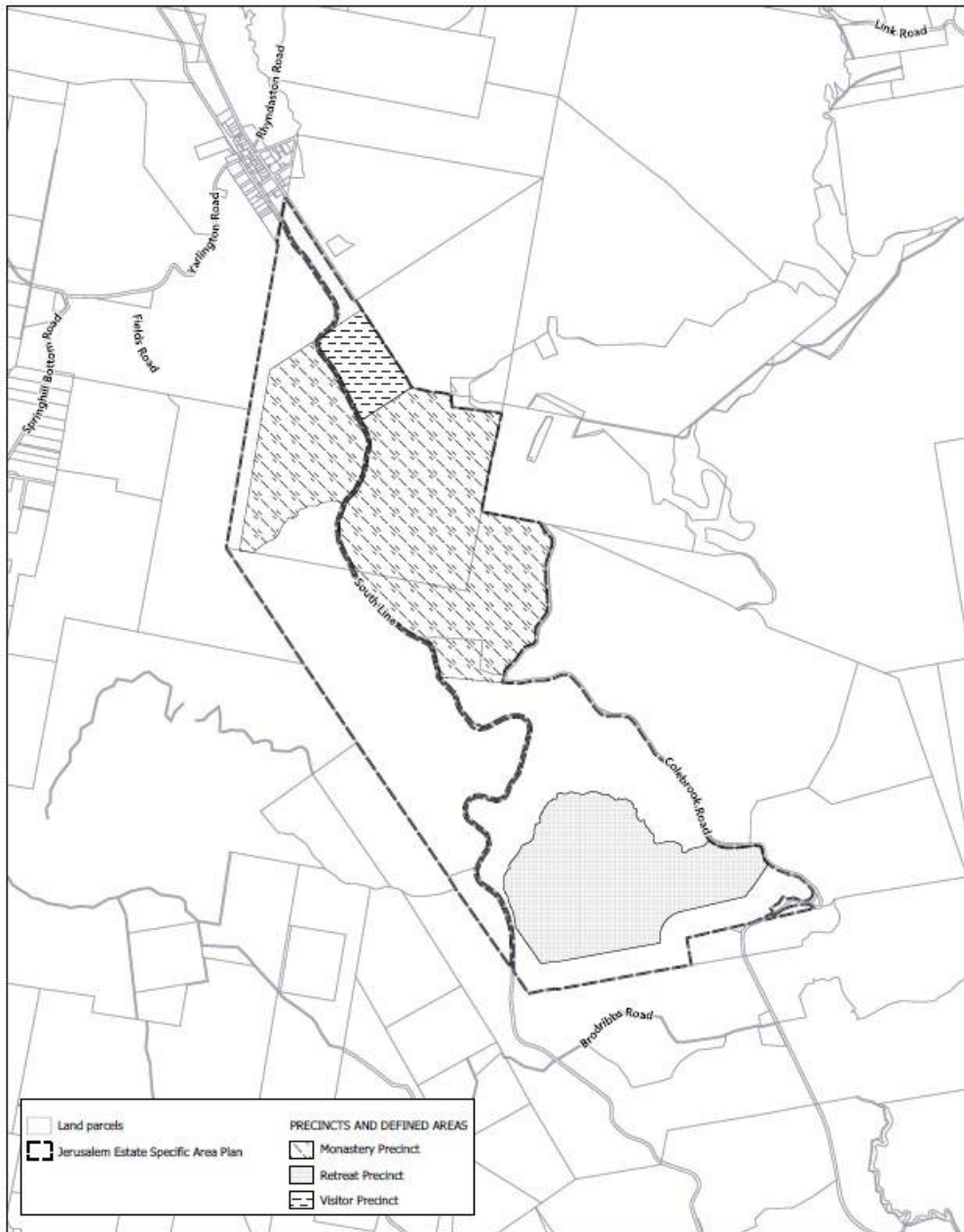
SOU-S8.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

SOU-S8.9 Tables

This clause is not used in this specific area plan.

Figure SOU-S8.1 - Jerusalem Estate Precinct Plan as required by clause SOU-S8.4.1



SOU-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
SOU-20.1	3001 Midland Highway, Kempton	37224/1	An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Hire.	Rural Zone – clause 20.2 Use Table
SOU-20.2	1172 Midland Highway, Mangalore	112712/1 138003/1	An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Hire.	Rural Zone – clause 20.2 Use Table
SOU-20.3	21 Blackwell Road, Melton Mowbray	35615/1	An additional Discretionary Use Class for this site is: Hotel Industry.	Rural Zone – clause 20.2 Use Table
SOU-20.4	2120 Mudwalls Road, Colebrook	25976/1	An additional Discretionary Use Class for this site is: Hotel Industry.	Rural Zone – clause 20.2 Use Table
SOU-20.5	Whynyates Street, Oatlands	31884/1	A substitution for the qualification for the Discretionary Use Class of Service Industry for this site is: "If associated with Resource Development."	Rural Zone – clause 20.2 Use Table

SOU-Code Lists

SOU - C3.0 Road and Railway Assets Code

SOU-Table C3.1 Other Major Roads

Road	From	To
Mudwalls Road	Colebrook	Jericho
Colebrook Road	Richmond	Campania
Colebrook Road	Campania	Colebrook
Tunnack Road	Oatlands	Tunnack

SOU - C6.0 Local Historic Heritage Code

SOU - 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
------------------	------------	----------------	----------------	---------------	-----------------------	--

SOU-C6.1.1	5371	Andover	180 Inglewood Road	Hilly Park	23/1565 47194/1 50167/1 50167/2 110162/1 110163/2 110164/3 110165/1 210874/1 218259/1 219431/1 233751/1 247408/1 247889/6 247889/7	Group of farm buildings and structures.
SOU-C6.1.2	5369	Andover	877 Inglewood Road	Ashgrove	112841/2	Sandstone house with prominent gabled roof and timber barn.
SOU-C6.1.3	5370	Andover	1031 Inglewood Road	Wash Cottage	111170/1	Single storey sandstone Old Colonial Georgian residence with attic and dormer windows. With external chimney and double hung sash windows.
SOU-C6.1.4	5372	Andover	1332 Inglewood Road	Inglewood	104292/6	Single storey brick Victorian Georgian farm homestead with attic. Circa 1848
SOU-C6.1.5	9864	Andover	1091 Inglewood Road	Inglewood School	112953/1 112953/2	Victorian Georgian former school house.
SOU-C6.1.6	9864	Andover	1091 Inglewood Road	Privet Hedge (in road reserve)	112953/1 112953/2	Hedge in road reserve.
SOU-C6.1.7	5375	Baden	Tunnack Road	Rose Cottage	149811/1 29384/2	Old sandstone cottage with verandah and timber outbuildings.
SOU-C6.1.8	5376	Baden	1648 Tunnack Road	Woodside	148630/2	Weatherboard Cottage.
SOU-C6.1.9		Baden	3402 Woodsdale Road	Residence	134413/1	Weatherboard Cottage.
SOU-C6.1.10		Baden	3540 Woodsdale Road	Baden Church 'St Mary's Chapel'	22272/1	St Mary's Chapel. Weatherboard Federation Carpenter Gothic Church.
SOU-C6.1.11	5377	Bagdad	76 Goodwins Road	Milford	136058/1 136059/1	Complex of Old Colonial farm buildings including residence.
SOU-C6.1.12		Bagdad	1712 Midland Highway	Tin shed	162470/1	Old shed from Great Depression Era clad in kerosene cans.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.13	5380	Bagdad	2 Chauncy Vale Road	Congregational Church and Cemetery	134435/1	Congregational Church and Cemetery.
SOU-C6.1.14	1708	Bagdad	1708 Midland Highway	Milford House	10438/12	Two storey sandstone house.
SOU-C6.1.15	5379	Bagdad	1546 Midland Highway	Sayes Court	52/4706 139367/1	Homestead with various extensions and remains of an old building, and former quarry. Listing includes the sandstone stables with living area.
SOU-C6.1.16	5381	Bagdad	1811 Midland Highway	Bangalor	149592/1	Timber homestead with bakehouse, brick barn and wooden stables.
SOU-C6.1.17	5383	Bagdad	1657 Midland Highway	Sunnyside	8448/1	Timber homestead with attic and dormers with rear additions.
SOU-C6.1.18		Bagdad	41 Quarrytown Road	Bagdad Post Office	226107/1	Weatherboard single storey Federation building with decorative external features.
SOU-C6.1.19	5384	Bagdad	11 Eddington Road	House	52519/1	Weatherboard cottage with verandah.
SOU-C6.1.20	5385	Bagdad	345 Chauncy Vale Road	Chauncy Vale	104734/1 57365/1 128453/2 211509/1 212963/1	'Day Dawn Cottage' and wildlife sanctuary.
SOU-C6.1.21	5386	Bagdad	42 School Road	St Michael's and All Angels' Church	125270/1	Weatherboard church with a bell cote, lancet windows, iron buttresses and a lean-too chancel. The roof is a gable with timber barge boards.
SOU-C6.1.22		Bagdad	15 Quarrytown Road	Hilton Cottage	39584/1	Small timber cottage.
SOU-C6.1.23		Bagdad	1661 Midland Highway	Bagdad Community Centre	108882/1 51272/1	Federation era Weatherboard buildings with strong community value.
SOU-C6.1.24		Bagdad	23 Winstead Road	Winstead	19705/3	Single storey weatherboard homestead with a mixture of Georgian, Victorian and Federation Queen Anne extensions and alterations.

SOU-C6.1.25		Bagdad	44 Gangells Lane	Residence	249770/1	Single storey weatherboard Victorian Georgian cottage in prominent position overlooking Midland Highway. Specific extent: 25m radius of residence within property boundary. Exclusions: 20th Century outbuildings.
SOU-C6.1.26		Bagdad	67 Gangells Lane	Residence	100544/1	Single storey weatherboard Victorian Georgian cottage. Specific extent: 25m radius of residence within property boundary. Exclusions: 20th Century outbuildings.
SOU-C6.1.27		Bagdad	1689 Midland Highway	Residence	111048/1	Single storey weatherboard cottage. Specific extent: 25m radius of residence within property boundary.
SOU-C6.1.28		Bagdad	1755 Midland Highway	Residence	236674/1	Weatherboard Cottage. Specific extent: 25m radius of residence within property boundary. Exclusions: 20th Century outbuildings.
SOU-C6.1.29		Bagdad	19 Quarrytown Road	Residence	36778/1	Weatherboard Cottage. Exclusions: 20th Century outbuildings and rear extensions.
SOU-C6.1.30		Bagdad	26 School Road	Elston Cottage	11034/1	Weatherboard Cottage. Exclusions: Outbuildings.
SOU-C6.1.31		Bagdad	17 Swan Street	Residence	32497/1	Weatherboard Cottage. Exclusions: Outbuildings.
SOU-C6.1.32		Bagdad	1799 Midland Highway	Residence	245498/1	Weatherboard Federation Queen Anne residence.
SOU-C6.1.33		Bagdad	60 Gangells Lane	Residence	54126/1	Weatherboard Federation Queen Anne residence. Specific extent: Within fenced area around house and sheds.
SOU-C6.1.34		Bagdad	30 Swan Street	Residence	18192/1	Weatherboard Federation Queen Anne residence. Exclusions: Outbuildings and rear extensions.
SOU-C6.1.35		Bagdad	50 Swan Street	Residence	14891/9	Weatherboard Federation Queen Anne residence. Exclusions: Outbuildings.

SOU-C6.1.36		Bagdad	11 Quarrytown Road	Residence	6765/1	Weatherboard Federation Queen Anne residence.
SOU-C6.1.37		Bagdad	27 Chauncy Vale Road	Riposo	131817/1	Timber homestead in established garden setting on sandstone foundations with some original parts possibly dating back to 1860s.
SOU-C6.1.38		Bagdad	1415 Midland Highway	Residence	100687/1	Weatherboard Victorian Georgian Cottage. Exclusions: Outbuildings.
SOU-C6.1.39		Bagdad	1448 Midland Highway	Residence	246919/1	Weatherboard Victorian Georgian Farmhouse. Specific extent: Within fenced area around the residence. Exclusions: Outbuildings and agricultural sheds.
SOU-C6.1.40		Bagdad	1419 Midland Highway	Residence	244963/1	Weatherboard Federation Queen Anne residence. Exclusions: Outbuildings.
SOU-C6.1.41	5427	Broadmarsh	37 Andersons Rd	Ravendell	7444/2	Two storey sandstone building, house, brick building remains on site with archaeological potential.
SOU-C6.1.42	5428	Broadmarsh	558 Blackbrush Road	Blackbrush	32289/1	Single storey sandstone Old Colonial Georgian rural cottage with its associated timber shearing shed.
SOU-C6.1.43		Broadmarsh	37 Andersons Rd	Arndell	7444/2	Dwellings and sandstone buildings. Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential.
SOU-C6.1.44	5388	Broadmarsh	622 Elderslie Road	Jordan House	145659/1 38319/1 51112/1	Old Colonial Georgian two storey brick house and stables.
SOU-C6.1.45	5389	Broadmarsh	592 Elderslie Road	Former Black Brush School	211997/1	Old Colonial Georgian sandstone former school building.
SOU-C6.1.46	5390	Broadmarsh	974 Elderslie Road	Strathelie	142756/1	Two storey sandstone house with substantial outbuildings, including barn, stables and shearing shed.
SOU-C6.1.47	5392	Broadmarsh	1175 Elderslie Road	Stoneyhurst	12627/1	Sandstone gothic building with steeply pitched gabled roofs and sandstone barn following the same detailing as the main house.

SOU-C6.1.48		Broadmarsh	1199 Elderslie Road	Willowbank	100932/1	Two storey Georgion Victorian building (C.1843) formerly the 'Prince of Wales' Inn. The building includes post-war timber additions. The property is an important part of Broadmarsh's history and evolution.
SOU-C6.1.49	5393	Broadmarsh	1497 Elderslie Road	Broadmarsh Uniting Church	149630/4	Sandstone Church.
SOU-C6.1.50	5394	Broadmarsh	2 Grahams Creek Road	St Augustine's Anglican Church and Cemetery	141732/1	Sandstone Church.
SOU-C6.1.51	5395	Broadmarsh	1290 Elderslie Road	Probation Station Invercarron	161765/3	Sandstone former probation station, stable and well.
SOU-C6.1.52	5396	Broadmarsh	756 Elderslie Road	Former Bush Inn	49777/1	Rare complex of buildings.
SOU-C6.1.53		Broadmarsh	1439 Elderslie Road	Corleen	245252/1	Victorian Rustic Gothic sandstone residence.
SOU-C6.1.54	5400	Broadmarsh	1240 Elderslie Road	Somerset	5350/1	Victorian Georgian residence with extensions, outbuildings and early sandstone stables.
SOU-C6.1.55		Campania	6 Lee Street	St George's Church	96537/8	Weatherboard Victorian Carpenter Gothic Ecclesiastical church.
SOU-C6.1.56		Campania	Water Lane	Campania Cemetery	209344/16	Cemetery Exemptions: Any expansion of the site.
SOU-C6.1.57		Campania	1530 Colebrook Road	Former residence and ruins	152053/1	Gabled roofed residence and ruins. Specific Extent: Gabled Roof former house and Ruins only.
SOU-C6.1.58	7054	Campania	62 Reeve Street	Former shop	103093/2	Old Colonial Georgian weatherboard commercial/retail building
SOU-C6.1.59		Campania	45 Reeve Street	Campania Hall	248243/5	Weatherboard Community Hall Specific extent: Hall building.
SOU-C6.1.60		Campania	30-34 Reeve Street	War Memorial Hall	216031/1	War Memorial Hall Specific extent: 10m radius of hall building.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.61		Campania	38 Reeve Street	The Mill House	149970/1	Timber Building (C.1884) with some additions predominately in the Federation Queen Anne Style contributing to the historic character of Campania with links to the Flour Mill.
SOU-C6.1.62	5404	Campania	409 White Kangaroo Road	Roslyn	138951/1	Old Colonial Georgian farm homestead and outbuildings constructed of distinctive red brick.
SOU-C6.1.63	5405	Campania	1029 Colebrook Road	Woodreef (Former Bird in Hand Inn)	106747/1	Old Colonial Georgian homestead and outbuilding.
SOU-C6.1.64	5406	Campania	1478 Colebrook Road	Colebrookdale	155931/1	Homestead and early outbuildings
SOU-C6.1.65	5409	Campania	261 Estate Road	Campania House	123626/1	Old Colonial Georgian residence.
SOU-C6.1.66		Campania	700 White Kangaroo Road	Torrieburn House	10806/1	Homestead and outbuildings. Specific extent: 50m radius of homestead. Exclusions: 20th Century outbuildings. Exemptions: Any works or extensions to 20th Century outbuildings.
SOU-C6.1.67	5412	Campania	58 Reeve Street	General Store	247531/1	Two storey Old Colonial Georgian Commercial Building demonstrating the evolution of the township and the dominant building style and materials of the era.
SOU-C6.1.68	5403	Campania	55 Stratford Road	Stratford Mill Site	144944/2	Complex of 19th Century Buildings on land with archaeological potential and building/structural remains and development
SOU-C6.1.69	10391	Campania	68 Stratford Road	Stratford	144944/1	Complex of 19th Century Buildings, including homestead and outbuildings on land with archaeological potential and building/structural remains and development.

SOU-C6.1.70		Campania	706 Native Corners Road	Braebourn	10301/1	Old Colonial Georgian Residence. Specific extent: 50m radius of residence. Exclusions: Mid-late 20th Century outbuildings. Exemptions: Any works or extensions to mid-late 20th Century outbuildings.
SOU-C6.1.71		Campania	53 Reeve Street	Campania Mill	-	Two storey sandstone Victorian Georgian former flour mill building.
SOU-C6.1.72		Campania	92 Bartonvale Road	Bartonvale	152053/2	Farmhouse and stonewall. Specific extent: 150m radius of farmhouse. Exclusions: Mid - late 20th Century outbuildings. Exemptions: Any works or extensions to mid-late 20th Century outbuildings.
SOU-C6.1.73		Campania	39 Climie Street	Residence	21455/2	Weatherboard Cottage occupying prominent position in the streetscape. Specific extent: 10m radius of house. Exclusions: Outbuildings.
SOU-C6.1.74		Campania	1396 Colebrook Road	Lymbrae	161956/1	Early Victorian Georgian house and outbuilding. Specific extent: 20m radius of house and outbuildings.
SOU-C6.1.75		Campania	21 Howletts Road		226978/1	Farm homestead. Specific extent: 20m radius of homestead.
SOU-C6.1.76		Campania	456 Native Corners Road		40052/1	Farm homestead. Specific extent: 20m radius of homestead.
SOU-C6.1.77		Campania	68 Reeve Street		103093/1	Modest Victorian Georgian weatherboard house. Exclusions: Outbuildings. Exemptions: Rear extensions or rear outbuildings.
SOU-C6.1.78		Campania	70 Reeve Street		26911/1	Weatherboard Residence. Specific extent: House only.
SOU-C6.1.79		Campania	157 Weavers Lane		246987/2	Weatherboard House. Specific extent: 10m radius of house.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.80		Campania	1748 Colebrook Road		122437/1	Modest Federation Queen Anne Residence Specific extent: House only.
SOU-C6.1.81		Campania	39 Reeve Street		101235/2	Federation Queen Anne Residence. Specific extent: House only. Exclusions: Rear works and buildings. Exemptions: Rear works, rear extensions and rear outbuildings.
SOU-C6.1.82		Clifton Vale	102 Clifton Park Road		227242/5	Stone farm house, possibly convict built (C.1845).
SOU-C6.1.83	3626	Colebrook	322 Mud Walls Road	Sunnyside	157386/1	Victorian Georgian homestead and outbuildings.
SOU-C6.1.84		Colebrook	185 Mud Walls Road		132422/1	Victorian Georgian Residence. Specific extent: 10m radius of residence.
SOU-C6.1.85		Colebrook	6 Richmond Street		119215/1	Weatherboard cottage.
SOU-C6.1.86		Colebrook	61 Richmond Street		13688/1	Timber Victorian/Federation home. Exclusions: Mid-late 20th Century outbuildings. Exemptions: Works or extensions to excluded buildings and any rear outbuildings.
SOU-C6.1.87		Colebrook	149 Spring Hill Bottom Road		48504/1	Timber Victorian Home. Specific extent: 10m radius of residence.
SOU-C6.1.88		Colebrook	10 Richmond Street		229855/1	Weatherboard Queen Anne Federation home.
SOU-C6.1.89		Colebrook	12 Richmond Street		68024/1	Weatherboard Queen Anne Federation home.
SOU-C6.1.90		Colebrook	36 Spring Hill Bottom Road		123677/1	Weatherboard Queen Anne Federation home. Specific extent: House only.
SOU-C6.1.91		Colebrook	45 Richmond Street	Memorial Hall	149451/1	Brick Memorial Community Hall.
SOU-C6.1.92	5414	Colebrook	Arthur Street	Anglican Cemetery	247248/2	Anglican Cemetery.
SOU-C6.1.93	7047	Colebrook	729 Mud Walls Road	Darlington	132420/1	Sandstone Cottage.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.94		Colebrook	324 Springhill Bottom Road	Timber cottage	45129/1	Very early timber hut. Possibly built/lived in by early settler or convict on ticket-of-leave. Very rare example of this type of building. Specific extent: 30m radius of timber hut near road.
SOU-C6.1.95	11309	Colebrook	26 Yarrington Road	Warrawoona	138204/1	Rare and unique sandstone Queen Anne Federation style building displaying a prominent façade and a high degree of workmanship.
SOU-C6.1.96	5417	Colebrook	Richmond Street, Maconochie Street, Franklin Street	Jerusalem Probation Site (Consolidated Listing)	226907/1 120733/1 134483/1 122885/2 123710/4 251550/1	Consolidated listing of historic buildings and sites including – 'The Chimneys', Colebrook Court House, 30-32 Maconochie St, Hospital/Surgeons House, Chapel/Barn and Jerusalem Rd Station Site. Listing includes buildings and archaeological remains.
SOU-C6.1.97	5414	Colebrook	7 Richmond Street	St. James' Anglican Church	247248/1	Church - A Victorian Academic Gothic ecclesiastical building.
SOU-C6.1.98	5416	Colebrook	2495 Colebrook Road	Hardwick House (Former Brooklyn Mill)	123549/1	Two storey ashlar sandstone building with tiled roof. Listing includes associated works and outbuildings.
SOU-C6.1.99	5418	Colebrook	34 Richmond Street	Nichols' Store	113080/1	Old Colonial brick store and associated buildings.
SOU-C6.1.100	5420	Colebrook	2 Arthur Street	St Patrick's Catholic Church and Cemetery		Pugin designed church with cemetery occupying prominent position in township.
SOU-C6.1.101	5407	Colebrook	1719 Colebrook Road	Stockdale	110340/4 124014/1	Complex of buildings. Including two storey Georgian house and outbuildings including barn and smaller stable.
SOU-C6.1.102	5422	Colebrook	16 Franklin Street	Waterdale	154300/1	Waterdale is a two-storey symmetrical stuccoed residence with corrugated iron hipped roof, boxed eaves and four tall simple chimneys with association with the probation station.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.103		Dysart	126 Dysart Drive and Road Reserve	Culvert and quarry	236870/4	Convict built culvert and quarry site located on part private land and road reserve. Specific extent: Applies to culvert and quarry site only.
SOU-C6.1.104		Dysart	50 Fosters Road	The Basin	169546/7	Early Colonial homestead and 19th century outbuildings. Specific extent: 10m radius of house and any 19th and early 20th century outbuildings and sheds. Exclusions: Mid-late 20th Century outbuildings.
SOU-C6.1.105		Dysart	2391 Clifton Vale Road	Dysart Park	148951/1 147891/1	Early Colonial Homestead and associated outbuildings including stone barn. Listing also includes free-standing barn on Folio of the Register 147891/1. House and land once owned by Gamaliel Butler. Specific extent: 20m radius of homestead. Stone barn on 148951/1 (barn only). Free-standing barn on 147891/1 (barn only).
SOU-C6.1.106		Dysart	12 Dysart Drive		111064/1	Relatively intact Victorian Georgian early settlement house with dry-stone walling. May have association with the neighbouring church. Specific extent: 20m radius of house.
SOU-C6.1.107	5425	Dysart	5 Church Lane	St Anne's Anglican Church and Cemetery	214270/1	Sandstone Church and cemetery.
SOU-C6.1.108	5433	Dysart	1049 Clifton Vale Road	Clifton Vale	154596/2	Local landmark. Victorian Georgian house, former school and school masters house. Listing includes homestead and outbuildings.
SOU-C6.1.109	5426	Dysart	10 Dysart Drive	Former Baptist Church	32558/1	Sandstone Church.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.110		Dysart	16 Clifton Vale Road	Former church, sheds, cottage, trees and graves	118961/1	Brick former church building with a gabled roof, timber cottage, timber sheds, graves and old Eucalypts. The buildings, graves and trees occupy a prominent position and contribute significantly to the local landscape.
SOU-C6.1.111		Dysart	Roblin Road	Avenue of Trees	-	The avenue of trees contributes significantly to the local landscape.
SOU-C6.1.112		Dysart	80 Mauriceton Lane	Mauriceton	116432/1	Two storey sandstone Victorian Georgian homestead.
SOU-C6.1.113		Dysart	1270 Clifton Vale Road	Sunny Side Cottage	116736/1	A rare example of a sandstone Victorian Georgian cottage in a rural setting.
SOU-C6.1.114	5398	Elderslie	1206 Elderslie Road	Brooklyn	30/456 122863/1	Victorian Georgian weatherboard cottage.
SOU-C6.1.115	5429	Elderslie	58 Royden Road	Royden	128932/1 128933/1	Sandstone house and barn with associated small early outbuildings.
SOU-C6.1.116	5430	Elderslie	212 Clifton Vale Road	Pt Kellie	51135/1	Sandstone house and early farm buildings.
SOU-C6.1.117	5431	Elderslie	11 Pelham Road (off Elderslie Road)	Allwright family vault	203936/1	Sandstone Vault with raised casket next to smaller vault.
SOU-C6.1.118	10492	Eldon	810 Eldon Road	Former Eldon School	141727/1	Weatherboard turn of the century school building with steeply pitched roof.
SOU-C6.1.119	5436	Jericho	39 Lower Marshes Road	Rose Cottage (Brooklyn ruin)	152459/1	Two storey red brick Georgian house on land of the Former Spring Hill Convict Probation site. Land has archaeological potential.
SOU-C6.1.120	5438	Jericho	470 Jericho Road	Former School House	213393/1	Old Colonial Georgian Sandstone former school building.
SOU-C6.1.121	5440	Jericho	Jericho Road	Jordan River Road bridge		Jordan River Bridge in Jericho.
SOU-C6.1.122	5441	Jericho	187 Ellesmere Road	Ellesmere	156492/1	Grand two storey homestead, outbuildings, extensions and gardens.
SOU-C6.1.123	5442	Jericho	405 Jericho Road	Grove House	158219/1	Complex of Old Colonial buildings including former hotel (C.1820), cottage and Stable.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.124	5443	Jericho	405 Jericho Road	Jericho Probation Station ruins	158827/1	Ruins of a former Convict Probation Station.
SOU-C6.1.125		Jericho	121 Jericho Road	Former Superintendent's quarters	115472/3	Old Colonial Georgian Residence.
SOU-C6.1.126	5444	Jericho	458 Jericho Road	St James Church of England	125269/1	Victorian Carpenter Gothic Ecclesiastical church and cemetery grounds.
SOU-C6.1.127	5445	Jericho	400 Jericho Road	Northumbria	124039/3	Highly in-tact Old Colonial and Victorian Farm Complex of buildings. Significant use of sandstone and workmanship with a notable history.
SOU-C6.1.128	5446	Jericho	140 Lower Marshes Road	Sandhill	171527/1	Old Colonial complex of farm buildings.
SOU-C6.1.129	5447	Jericho	140 Lower Marshes Road	Cottage	171527/1	Isolated Old Colonial Georgian sandstone cottage with well located on property.
SOU-C6.1.130	5448	Jericho	123 Jericho Road	Park Farm	154150/1 154146/1	Old Colonial homestead.
SOU-C6.1.131	5449	Jericho	1741 Mud Walls Road	Bowsden	226623/1 52661/1	Complex of early farm buildings.
SOU-C6.1.132	5450	Jericho	42 Stonor Road	Huntworth	112062/3	Complex of early farm buildings displaying notable past uses such as a Blacksmith.
SOU-C6.1.133		Jericho	Jericho Road	Culvert		Early Road Culvert
SOU-C6.1.134	10344	Kempton	Main St/ Memorial Avenue	Memorial Avenue	Road Reserve	Row of Pine Trees on either side of the road.
SOU-C6.1.135	11303	Kempton	147 Main Street	Goodwin's Cottage	167411/3	Sandstone Old Colonial Georgian Cottage.
SOU-C6.1.136		Kempton	87 Main Street	Police Station and residence		Federation Queen Anne Residence.
SOU-C6.1.137	8745	Kempton	Main Street	Kempton Bridge		Sandstone Bridge on Main Street.
SOU-C6.1.138	11307	Kempton	97 Main Street	Kempton Post Office and Post Master's Residence	200827/1	Victorian Rustic Gothic Residence and former shop and post office with barn at rear.
SOU-C6.1.139	11310	Kempton	35 Main Street	Former shop	27818/1	Two Storey Sandstone Old Colonial Georgian Building.
SOU-C6.1.140	11311	Kempton	64 Main Street	Waltham Abbey	237466/1	Single storey stone building with attic (C.1832).

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.141	11312	Kempton	86 Main Street	Highfield House	35292/1	Two storey painted convict brick Victorian Georgian building with strong contribution to the streetscape.
SOU-C6.1.142	5451	Kempton	85 Main Street	Court House and Offices	251632/1	Complex of Sandstone Old Colonial Georgian buildings including the former courthouse, offices and Gaol. The site also includes a large sandstone clock fronting Main St.
SOU-C6.1.143	5452	Kempton	107 Main Street	Glebe House	139205/1 139206/1	Two storey Old Colonial Regency Building.
SOU-C6.1.144	5453	Kempton	Louisa Street	St Peter's Catholic Cemetery	36471/3 154649/2	Cemetery.
SOU-C6.1.145	5454	Kempton	29 Main Street	Congregational Church Manse	42380/1	Convict brick homestead.
SOU-C6.1.146	5455	Kempton	195 Main Street	Oakmore (Royal Oak Inn)	170990/1	Sandstone Old Colonial Georgian Residence and outbuildings.
SOU-C6.1.147	5456	Kempton	37 Main Street	Green Ponds Store (Ellis' Store)	124232/2 124232/1	Victorian Georgian Shop Building with Barn/Stable. There are also Sandstone stairs and road culvert on the property
SOU-C6.1.148	5457	Kempton	122 Main Street	St Mary's Anglican Church and Cemetery	125274/1	Sandstone Old Colonial Gothick Picturesque Ecclesiastical Church and cemetery.
SOU-C6.1.149		Kempton	2656 Midland Highway	Glenfern	108567/7 108567/6	Complex of Farm buildings including cottage, barn and outbuildings. Property has notable local history. Home of Green Ponds first Police Officer George Ashton.
SOU-C6.1.150	5458	Kempton	120 Main Street	Wilmot Arms Inn	94629/2	Sandstone Old Colonial Hotel/Inn Building with strong contribution to streetscape.
SOU-C6.1.151	11315	Kempton	88 Main Street	Former Kempton Presbyterian Church	32861/1	Weatherboard Victorian Carpenter Gothic ecclesiastical church.
SOU-C6.1.152	11316	Kempton	111 Main Street	St Peter's Catholic Church	154650/1	Red Brick Federation Romanesque Church.
SOU-C6.1.153	11317	Kempton	121 Main Street	Former Shop	229587/1 28004/1	Two storey brick Victorian Georgian commercial premises.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.154	11318	Kempton	79 Main Street	Church of England Rectory	10730/2	Unique Federation Queen Anne Residence with prominent bay windows with tall corbelled chimneys.
SOU-C6.1.155	5459	Kempton	54 Main Street	Former Congregational Church and cemetery	39265/2 39265/1	Modest Sandstone Romanesque ecclesiastical church and cemetery at rear.
SOU-C6.1.156	5460	Kempton	27 Main Street	Grangeside House (formally known as 'The Cottage')		Single Storey sandstone Victorian Georgian residence with attic. The garden and fence complement the elegance of the place.
SOU-C6.1.157	5461	Kempton	26 Main Street	Dysart House	102388/1	Two storey Old Colonial Grecian Residence with outbuildings including large brick barn and walling. The building contributes greatly to the streetscape.
SOU-C6.1.158	10998	Kempton	125 Main Street	Speed's Cottage and Shop	63680/2	Victorian Georgian Cottage.
SOU-C6.1.159	5462	Kempton	76 Main Street	Fernleigh	39791/1 203455/1	Elegant single storey homestead with attic. Fencing and garden contribute to the significance of the place.
SOU-C6.1.160	5463	Kempton	55 Lonsdale Lane	Lonsdale	137953/1	Homestead and Gardens.
SOU-C6.1.161		Kempton	9 Erskine Street		16235/1	Weatherboard Victorian Georgian Cottage. Specific extent: Original Cottage only.
SOU-C6.1.162		Kempton	3 Louisa Street		102763/2	Single storey Victorian Georgian Residence with attic and dormer windows. Exclusions: Sheds and outbuildings.
SOU-C6.1.163		Kempton	46 Louisa Street		164185/1	Old ruinous brick colonial cottage with shingle roof. The building contributes to the streetscape and the historic township of Kempton. There is possibly an old Dorothy Perkins Rose that grows around the cottage. Specific extent: 20m radius of cottage.
SOU-C6.1.164		Kempton	57 Louisa Street		219938/18	Weatherboard Victorian Georgian Cottage. Specific extent: Original old cottage only.

SOU-C6.1.165		Kempton	61 Louisa Street		144564/1	Weatherboard Victorian Georgian Cottage and weatherboard extensions. Specific extent: 10m radius of cottage.
SOU-C6.1.166		Kempton	105 Main Street		21289/1	Small weatherboard cottage/shop. Specific extent: 10m radius of building.
SOU-C6.1.167		Kempton	11 Main Street		140755/1	Victorian Georgian Cottage. Specific extent: 10m radius of cottage.
SOU-C6.1.168		Kempton	131 Main Street		220439/1	Victorian Georgian residence contributing to the streetscape. Exclusions: Mid-late 20th Century outbuildings.
SOU-C6.1.169		Kempton	134 Memorial Avenue		27832/1	Victorian Georgian Cottage. Specific extent: Cottage only.
SOU-C6.1.170		Kempton	135 Main Street		18157/1	One of the oldest convict brick cottages in Kempton. Possibly a former bakery. Specific extent: 10m radius of cottage.
SOU-C6.1.171		Kempton	143 Main Street		214404/1	Victorian Georgian Cottage with extensions and matching fence. Building occupies prominent position in the streetscape. Specific extent: Cottage and extensions only.
SOU-C6.1.172		Kempton	17 Main Street		107228/1	Victorian Georgian Cottage. Specific extent: Original cottage only.
SOU-C6.1.173		Kempton	22 Main Street		210822/1	Victorian Georgian Cottage. Specific extent: Original cottage only.
SOU-C6.1.174		Kempton	25 Main Street		44388/1	Victorian Georgian Cottage. Exclusions: Outbuilding and mid-late 20th Century extensions.
SOU-C6.1.175		Kempton	41 Main Street		111904/1	Original Victorian Georgian Cottage with rear skillion. Specific extent: 10m radius of cottage.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.176		Kempton	48 Main Street		161424/3	Federation Queen Anne Residence. Exclusions: Outbuilding and mid-late 20th Century extensions.
SOU-C6.1.177		Kempton	7 Main Street		145987/1	Victorian Georgian Cottage with rear skillion. Specific extent: 10m radius of cottage. Exclusions: Outbuilding and mid-late 20th Century extensions.
SOU-C6.1.178		Kempton	74 Main Street		165391/1	Victorian Georgian Cottage. Exclusions: Rear carport/shed.
SOU-C6.1.179		Kempton	84 Main Street		19473/1	Single Storey Inter-War Californian Bungalow with tapered concrete posts. Specific extent: Original residence. Exemptions: Rear outbuildings.
SOU-C6.1.180		Kempton	89 Main Street	Victoria Memorial Hall	153043/1	Federation Weatherboard Hall on Sandstone Foundations. Exclusions: Rear Public Toilet Block.
SOU-C6.1.181		Kempton	92 Main Street	Former Station Masters Cottage	246753/1	Weatherboard Victorian Georgian Residence and Former Station Masters Cottage.
SOU-C6.1.182		Kempton	29 Sophia Street		139586/7	Victorian Georgian Cottage. Specific extent: 10m radius of cottage. Exclusions: Outbuildings.
SOU-C6.1.183		Kempton	110 Memorial Avenue		15934/1	Brick Federation/Queen Anne Residence and Brick Stables possibly pre-dating the house. Specific extent: 10m radius of house and 10m radius of stables. Exclusions: Mid-late 20th Century outbuildings and structures.

SOU-C6.1.184		Kempton	15 Sugarloaf Road	Lauriston Lodge	123854/1	Farm homestead predominately in the federation Queen Anne style. The same family has been the owners of the house since it was built. The property also has links to notable early settlers and links to some surviving and former houses in the area.
C6.1.185	5465	Lemont	1025 Lemont Road	Fonthill	135471/1 248563/1 248563/2 51506/1	Two storey Old Colonial Gothic Picturesque stone homestead on farming property with outbuildings and rare example of a timber cabin (C.1834). The main dwelling is surrounded by established plantings.
SOU-C6.1.186		Levendale	1145 Woodsdale Road	St Chad's Anglican Church	207228/1	Federation Carpenter Gothic Church with prominent bellcote and spire.
SOU-C6.1.187		Levendale	1313 Woodsdale Road		105940/1	Unusual Federation weatherboard farm house with gables flanking either side of the main entrance. Property occupies a prominent position over-looking the road. Specific extent: House only.
SOU-C6.1.188	5467	Lower Marshes	954 Lower Marshes Road	Lynwood	105469/1	Sandstone barn of rubble construction.
SOU-C6.1.189	6578	Mangalore	1358 Midland Highway	Cornelian Hill	50430/1	Two storey Old Colonial Georgian style sandstone homestead with verandah and aviary at the rear.
SOU-C6.1.190		Mangalore	257 Blackbrush Road	Oakford	169785/10	Single storey weatherboard residence in the Victorian style with stone chimney on eastern side.
SOU-C6.1.191	5472	Mangalore	38 Hopevale Road	Hopevale	136778/1 30795/1	Weatherboard homestead with unique architectural features and sandstone barn.
SOU-C6.1.192	5476	Mangalore	1091 Midland Highway	Wybra Hall	52652/1	Two storey brick building in the Federation Queen Anne Style.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.193	5477	Mangalore	1125 Midland Highway	Oakwood	119147/2	Two storey sandstone house in the Old Colonial Georgian style.
SOU-C6.1.194	5471	Mangalore	292 Blackbrush Road	Mangalore Farm	158980/1	House and complex of farm buildings.
SOU-C6.1.195	5475	Mangalore	1063 Midland Highway	Marlbrook	37089/1	Old Colonial Georgian sandstone building and outbuildings with sandstone gates and gardens.
SOU-C6.1.196	5559	Melton Mowbray	24 Tedworth Drive	London Inn (Tedworth Hall)	116566/1	Two Storey Sandstone Old Colonial Victorian/Georgian Homestead.
SOU-C6.1.197	5560	Melton Mowbray	5 Tedworth Drive	Guard House	42060/1	Two Storey Sandstone Old Colonial Victorian/Georgian Homestead
SOU-C6.1.198		Melton Mowbray	3121 Midland Highway	Belgrove	104486/1	Two-storey Stone Old Colonial Georgian/Victorian homestead, stables, established gardens and outbuildings.
SOU-C6.1.199	5479	Melton Mowbray	Blackwell Road	Stone Bridge	Road Reserve	Early Convict constructed sandstone bridge.
SOU-C6.1.200	5480	Melton Mowbray	11 Blackwell Road	Former Congregational School	252096/1 214313/1	Single storey Victorian Romanesque building.
SOU-C6.1.201		Melton Mowbray	3353 Midland Highway	Kelvin Grove	44969/1 221317/1 131268/1 145104/1	Old Colonial Georgian Victorian farm complex, including sandstone homestead and outbuildings and decorative entrance gates. Place has a notable history with research potential.
SOU-C6.1.202		Melton Mowbray	1231 Lovely Banks Road	Lovely Banks	171524/3	Lovely Banks homestead and farm buildings. Includes probation station and stone bridge. Highly significant complex of buildings and works displaying the evolution of pastoralism and the convict system in Tasmania. The property occupies a prominent position on the old Midlands Highway. There are varying types of Old Colonial architectural styles and use of materials on the land.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.203	5483	Melton Mowbray	21 Blackwell Road	Melton Mowbray Hotel	35615/1	Stone Old Colonial Inn with Victorian extensions and rear barn.
SOU-C6.1.204	5484	Melton Mowbray	21 Blackwell Road, Melton Mowbray	Stone trough in front of Melton Mowbray Hotel	Road reserve opposite Hotel	Sandstone Trough located in the road reserve/car park area.
SOU-C6.1.205	5485	Melton Mowbray	3241 Midland Highway	Mount Vernon	137742/1 137743/1	Old Colonial Georgian Homestead, established gardens and outbuildings occupying a prominent position in a largely intact Colonial landscape.
SOU-C6.1.206	5486	Melton Mowbray	3452 Midland Highway	Woodlands	167395/1	Old Colonial Georgian Sandstone Residence and outbuildings.
SOU-C6.1.207	5487	Melton Mowbray	9 Blackwell Road	All Saints Chapel/School	125421/1	Modest weatherboard Victorian Carpenter Gothic building and cemetery that contributes to the Melton Mowbray setting with connection to other buildings in the vicinity.
SOU-C6.1.208		Melton Mowbray	638 Muddy Plains Road	Hutton Park	125965/1	Old Colonial Farm Complex and established gardens.
SOU-C6.1.209	5489	Mt Seymour	1418 Tunnack Road	Former Schoolhouse	127597/1	Sandstone former school house.
SOU-C6.1.210	5490	Mt Seymour	526 Crichton Road	Crichton	123998/1	Modest sandstone Georgian Victorian Residence.
SOU-C6.1.211	5493	Mt Seymour	123 Ceres Road	Ceres	116422/1	Grand sandstone Victorian homestead (replacement of a previous homestead) with outbuildings.
SOU-C6.1.212		Oatlands	98 High Street		145905/1 145906/1	Single storey sandstone Georgian residence with four prominent tall chimneys. The residence includes a modern front porch, garage and render, but still retains its Georgian symmetrical features. Exclusions: The render, garage and front entrance porch are not listed.
SOU-C6.1.213	11031	Oatlands	1 Albert Street	Former Watch House and Former Constables Cottage (Part of Military Complex)	207752/36 215656/37	The watch house forms part of the Military Complex. The building and walls are incorporated into the Ex-Service men and women's club (c.1956).

SOU-C6.1.214	11031	Oatlands	7 Campbell Street	Former Courthouse (Part of Military Complex)	223500/1	Single storey sandstone building with hall and outbuilding (lockup) to the rear on site with archaeological potential.
SOU-C6.1.215	11031	Oatlands	5 Campbell Street	Road office site (Part of Military Complex)	222228/29	Site contains the remains of the former Road Office and Blacksmith's Shop with archaeological potential.
SOU-C6.1.216	11031	Oatlands	63A High Street	Commandant's house outbuilding site (Part of Military Complex)	140359/2	Site contains the remains of the former Commandant's House outbuildings with archaeological potential.
SOU-C6.1.217	11031	Oatlands	69 High Street	Commandant's house (Part of Military Complex)	172075/2	Single storey sandstone residence (c.1828) with weatherboard Federation extension.
SOU-C6.1.218	11031	Oatlands	75 High Street	Well site (Part of Military Complex)	22832/2 238853/38	Site contains the former town well with very high archaeological potential and significance.
SOU-C6.1.219	11031	Oatlands	1 Stutzer Street	Military huts site (Part of Military Complex)	-	Site contains the remains of former military huts with high archaeological potential.
SOU-C6.1.220	11031	Oatlands	2 Stutzer Street	1836 Barracks Site (Part of Military Complex)	217415/25	Site contains the remains of the 1836 Barracks with high archaeological potential.
SOU-C6.1.221	11031	Oatlands	3 Stutzer Street	Military stables site (part of Military Complex)	21443/27	Site contains the remains of the former military stables in the vicinity of the 1850 cottage with possible links to military complex.
SOU-C6.1.222	11031	Oatlands	4 Stutzer Street	Superintendent's cottage (part of Military Complex)	207345/28	Likely to be the oldest timber building in Oatlands. Listing includes single storey weatherboard building with stone and weatherboard skillion addition. There are also archaeological remains.
SOU-C6.1.223	11031	Oatlands	8 Campbell Street	Former Gaol Walls (Part of Military Complex)	152631/1	Sandstone Walls and site with archaeological potential (Former Gaol Complex).
SOU-C6.1.224	11031	Oatlands	3 Mason Street	Former Gaoler's Residence (part of Military Complex)	152632/1	Two storey sandstone Penal building and site with archaeological potential.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.225	11034	Oatlands	3 and 5 Albert Street	Stone cottages (Consolidated Listing)	113152/1 113152/2	Consolidated Entry of two cottages. Almost identical single storey sandstone Georgian Cottages with sandstone barns.
SOU-C6.1.226	11034	Oatlands	3 Albert Street	Albertine Cottage	113152/1	Single storey sandstone Georgian Cottage with sandstone barn.
SOU-C6.1.227	11034	Oatlands	5 Albert Street		113152/2	Single storey sandstone Georgian Cottage with sandstone barn.
SOU-C6.1.228	11041	Oatlands	64 High Street	Residence (Former Commercial Bank)	27796/1	Weatherboard former bank building.
SOU-C6.1.229	11042	Oatlands	66 High Street	Former Shop and Residence	24028/1	Single storey Victorian Georgian Residence with attic dormer and shop façade extension.
SOU-C6.1.230	11043	Oatlands	86 High Street	Oatlands Emporium	22264/1	Single storey Victorian Georgian Residence with two tall corbelled chimneys.
SOU-C6.1.231	11044	Oatlands	108 High Street	Former shop	60399/1	Single storey sandstone Georgian shop with sandstone barn with attic to the rear.
SOU-C6.1.232	11047	Oatlands	96 High Street	Hayward House	27969/1	Two-storey Old Colonial Georgian sandstone building with a medium pitched hipped roof clad in corrugated iron, with boxed eaves and simple chimneys.
SOU-C6.1.233	11048	Oatlands	110 High Street	Bailey's Shop and Residence	103769/1	Two storey sandstone building with symmetrical chimneys.
SOU-C6.1.234	11049	Oatlands	116-118 High Street	Conjoined shop and cottage	48240/1	Conjoined brick Georgian residence.
SOU-C6.1.235	11055	Oatlands	112 High Street	Stone cottage	16845/1	Two storey Georgian sandstone residence. Original front window has been modified. The rear yard has potential to yield archaeological information.
SOU-C6.1.236	11058	Oatlands	2 Mason Street	Dixon's Cottage	134819/1	Single storey sandstone Georgian residence. Exclusions: Any 20 th Century outbuildings.
SOU-C6.1.237	11065	Oatlands	39 Stanley Street		53332/1	Single storey sandstone Georgian residence with added front verandah, stone outbuilding and multiple weatherboard extensions.

SOU-C6.1.238	11066	Oatlands	40 Stanley Street	Stone Cottage on stone outcrop	18669/1	Single storey sandstone Georgian residence built into natural stone outcrop.
SOU-C6.1.239	11067	Oatlands	43 Stanley Street	Newman's Cottage	111491/1	Old Colonial Georgian single-storey rendered brick cottage with a medium-pitched broken-backed hipped roof clad in corrugated iron, and with boxed eaves. At either end of the building is an external simple chimney with corbelling at the top. The facade of the cottage is symmetrical, with a central six-panelled timber door with rectangular transom light. Either side is twelve-paned double-hung sash window with stone sill. To the rear of the cottage is a brick rendered skillion.
SOU-C6.1.240	11068	Oatlands	74 Stanley Street	Cottage	48820/4	Old Colonial Georgian single-storey sandstone cottage with a medium-pitched hipped roof clad in corrugated iron, and with boxed eaves. There is a single simple chimney at the rear on each side of the roof; both feature single flues and a single row of corbelling close to the top. Rear stone skillion addition.
SOU-C6.1.241	11069	Oatlands	75 Stanley Street	Langtree's Cottage	173640/1	Victorian Georgian single-storey sandstone cottage with a medium-pitched hipped roof clad in corrugated iron, and with boxed eaves. It features simple chimneys to the left side.
SOU-C6.1.242	11070	Oatlands	77 Stanley Street	Stone Cottage	25347/1	Stone Cottage

SOU-C6.1.243	11071	Oatlands	103 High Street	Residence	45412/1	Single-storey rendered brick Georgian cottage with a hipped roof clad in corrugated iron, and with boxed eaves. Two external simple chimneys are featured at either end of the building. The building has a symmetrical facade, with a six-panel timber front door, over which there is a three-paned rectangular transom light. Either side is a twelve-pane double-hung sash window with stone sill and lintel. To the rear of the building is a rendered brick skillion extension. The cottage is set behind a timber picket fence. Exclusions: Any 20 th Century outbuildings.
SOU-C6.1.244		Oatlands	259 Bowhill Road	Spring Valley	164840/1	Sandstone building of a storey and a half, with a gabled roof, timber barge boards and a central door, flanking windows and a later verandah.
SOU-C6.1.245	5498	Oatlands	654 Bowhill Road	Waverley	150772/4	Waverley is a group of farm buildings consisting of a main house and several out buildings. The main house features a central door and fanlight and two bays of French windows both sides. There is a raised verandah with a flagstone base. There is a modern conservatory addition to one end that replaces an earlier Victorian addition. The farm outbuildings are early and constructed from timber.
SOU-C6.1.246	5499	Oatlands	500 Bowhill Road	Waverley Cottages	150772/3 131384/1	A group of three Victorian Rustic Gothic buildings featuring steeply pitched gabled roofs, mullioned casement windows and dormers in the roofs. One of the buildings is the main residence, the other is a cottage and the remaining was a stable.
SOU-C6.1.247		Oatlands	103 Interlaken Road	Drayton	101046/1	Complex of early farm buildings.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.248	5502	Oatlands	5 Interlaken Road	Dulverton Park	44806/1	Weatherboard cottage with a projecting gabled section and verandah over the front door and double hung windows to the side of the door. There are a series of skillion additions to the rear and an attic with a dormer. There is also a sandstone barn on the site that is a storey and a half high with a gabled roof.
SOU-C6.1.249	5503	Oatlands	284 Interlaken Road	Wallace	144985/1	Two storey sandstone building with a central door and flanking double hung windows on either side, a gabled roof with stone chimney both ends. Listing includes associated outbuildings.
SOU-C6.1.250	5504	Oatlands	5705 Midland Highway	Lemon Springs	137860/1	Complex of Old Colonial Georgian farm buildings including homestead.
SOU-C6.1.251	5505	Oatlands	High Street	Weedington	100163/1	Complex of Old Colonial Georgian farm buildings including homestead.
SOU-C6.1.252	5506	Oatlands	6820 Midland Highway	Kenmore Arms (aka Pass House)	104898/15	Old Colonial Georgian two-storey sandstone inn with a medium-pitched hipped roof clad in corrugated iron, with boxed eaves and single-storey additions to the rear. There are two wide simple chimneys to the two-storey part of the building. Includes associated outbuildings.
SOU-C6.1.253	5507	Oatlands	6820 Midland Highway	St Peters Pass	135459/1	Complex of early farm buildings.

SOU-C6.1.254	5508	Oatlands	203 Birmingham Arms Road	Former Birmingham Arms Inn	13858/1	Former Birmingham Arms Inn is a two storey Victorian Georgian stone building with a hipped roof, simple chimneys and boxed eaves. The windows are double hung sashes, some with multiple panes. To the façade is an elaborate two storey timber filigree verandah, which was added c1890-1900. An attached single storey stone stable, storeroom and dairy also feature. The stables have an attached timber lean-to on the east elevation. Timber outbuildings also feature.
SOU-C6.1.255		Oatlands	291 Tunnack Road	Belle Vue	41/9760	Old Colonial Georgian Residence and Outbuildings.
SOU-C6.1.256	11031	Oatlands	79 High Street	Former Commissariat and Guard House (Part of Military Complex)	42692/1	Single-storey sandstone, Old Colonial Georgian building with a symmetrical three-bay facade with central entry. The sash windows are nine-paned with stone sills. The hipped roof is of medium pitch and is clad in corrugated iron. There are two simple chimneys. There is a stone and brick-nogged timber skillion at the rear of the building. Site with archaeological potential and location of guard house building.

SOU-C6.1.257	5514	Oatlands	7 Gay Street	The Square	132131/2	Single-storey Victorian Georgian sandstone cottage with a medium-pitched corrugated iron hipped roof with boxed eaves and a simple chimney. There is a centrally located four-panel front door with narrow transom light. It is flanked by two double-hung sash windows with single panes. To the side of the cottage is a weatherboard addition with a corrugated iron gabled roof and with finials atop the bargeboards. There are other historic weatherboard buildings on the flat block, which is separated from the Gay Street by a white picket fence.
SOU-C6.1.258	5515	Oatlands	Gay Street	St Paul's Catholic Church		Pugin designed Victorian Academic Gothic sandstone Church. Exclusions: 20th Century outbuildings.
SOU-C6.1.259	5516	Oatlands	1 Gay Street	Community Hall	148232/1	Former Rechabite Hall. Sandstone Victorian Romanesque building.
SOU-C6.1.260	5518	Oatlands	1 High Street	Wardour Castle	241399/14	Two storey Victorian Georgian sandstone residence with rear stone skillion, barn and outbuildings.
SOU-C6.1.261	5519	Oatlands	28 High Street	Campbell Memorial Church (Uniting Church and Manse)	4/8656 134502/1 134502/2 134502/3	Sandstone Victorian Academic Gothic Church and Two Storey Sandstone Residence with outbuildings.
SOU-C6.1.262	5520	Oatlands	32 High Street	Manse	109812/1 109812/2	Single storey Old Colonial Georgian sandstone residence using bedrock for house foundations with stone fence and timber outbuilding.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.263	5521	Oatlands	40 High Street	Holyrood House	46685/1	Two-storey Victorian Regency painted stucco residence with a medium-pitched hipped roof clad in corrugated iron. It has boxed eaves and a simple chimney and timber picket fence on sandstone foundations. Also sandstone outbuilding.
SOU-C6.1.264	5522	Oatlands	44 High Street	Presbyterian Parish Hall	104052/1	Single storey sandstone Victorian Georgian hall buildings.
SOU-C6.1.265	5523	Oatlands	48 High Street		28517/1	Single storey sandstone residence and outbuilding.
SOU-C6.1.266	5524	Oatlands	50 High Street	Residence, bank and stables	50758/1	Sandstone Bank and Two Storey sandstone residence and sandstone stable with timber lean-to at the rear.
SOU-C6.1.267	5525	Oatlands	54 High Street	Shop - Former Picture Theatre	104815/6	Single Storey weatherboard shop (Former Picture Theatre) with ornate stone façade
SOU-C6.1.268	5527	Oatlands	71 High Street	Town Hall	214293/14	Two storey sandstone Victorian Georgian Town Hall.
SOU-C6.1.269	5528	Oatlands	73 High Street	Former School	127381/1	Single storey Victorian Rustic Gothic sandstone building. This site is considered to be significant and potentially the most archaeologically rich site in the Military Complex.
SOU-C6.1.270	5529	Oatlands	78 High Street	Inglis Store	10419/2	Single storey weatherboard shop with sandstone barn at the rear.
SOU-C6.1.271	5530	Oatlands	82 High Street	Elm Cottage	53008/3	Single-storey Victorian Georgian sandstone cottage with an attic set behind a stone wall.
SOU-C6.1.272	5531	Oatlands	87 High Street		22980/2	Single storey sandstone residence with attic and rear skillion addition.
SOU-C6.1.273	5533	Oatlands	92 High Street	Oatlands Lodge	18165/1	Two-storey sandstone Old Colonial Georgian building with a medium pitched roof clad in corrugated iron with boxed eaves.

SOU-C6.1.274	5534	Oatlands	99 High Street	Former Lake Frederick Inn	240022/1	Two storey Colonial Georgian sandstone Inn with sandstone barn.
SOU-C6.1.275	5534	Oatlands	101 High Street	Thimble Cottage	23240/1	Single storey Georgian sandstone residence with attic.
SOU-C6.1.276	5536	Oatlands	104 High Street	Amelia Cottage	14547/1	Sandstone and brick two-storey Old Colonial Georgian Cottage, with the upper storey contained in an attic. It has a medium-pitched gable-ended roof clad in corrugated iron; this roof is stepped midway along its length. There are three short simple brick chimneys.
SOU-C6.1.277	5537	Oatlands	120 High Street	Cantwell's Store and Residence	115633/1	Sandstone Shop with dormer attic and single storey sandstone cottage.
SOU-C6.1.278	5538	Oatlands	124 High Street		115877/1	Single storey weatherboard old Colonial Georgian residence.
SOU-C6.1.279	5539	Oatlands	126 High Street		115279/1	Single storey old colonial Georgian brick residence.
SOU-C6.1.280	5540	Oatlands	128 High Street		128605/1	Single storey sandstone Georgian residence.
SOU-C6.1.281	5541	Oatlands	130 High Street		17157/1	Single storey Georgian residence.
SOU-C6.1.282	5542	Oatlands	132 High Street		21042/1	Single storey sandstone Georgian residence.
SOU-C6.1.283	5543	Oatlands	134 High Street		28295/1	Single storey sandstone Georgian residence.
SOU-C6.1.284	5544	Oatlands	136 High Street		231833/1	Weatherboard Georgian Cottage with a stone skillion to the rear of the cottage which appears to be an early if not an original feature. This extension features two simple chimneys, one at either end.
SOU-C6.1.285	5545	Oatlands	138 High Street	Dulverton Cottage	47/5787	Single storey sandstone Georgian residence with outbuildings and stone-walling.
SOU-C6.1.286	11649	Oatlands	1 Old Mill Lane	Callington Mill Complex (Part of Callington Mill Complex)	150157/1 150311/1	Flour Mill with complex of buildings and structures on site with archaeological potential.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.287	11649	Oatlands	93 High Steet	Former Mill Bakery (Part of Callington Mill Complex)	117674/1 48162/1	Georgian two storey sandstone former Callington Mill bakery with rear skillion addition. Stables and gardens to the rear.
SOU-C6.1.288	11649	Oatlands	95 High Street	Cottage (Part of Callington Mill Complex)	117674/2	Single storey Georgian weatherboard cottage.
SOU-C6.1.289	11649	Oatlands	97 High Street	Mill Cottage (Part of Callington Mill Complex)	26704/1	Single storey Georgian sandstone residence with dry-stone wall.
SOU-C6.1.290		Oatlands	20-28 Esplanade 8 Barrack St	Callington Park	33996/12 118398/1 33997/1 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
SOU-C6.1.291	5548	Oatlands	12 William Street	St Peter's Anglican Church and Cemetery	153234/1	Sandstone Old Colonial Gothic Picturesque Church with out-house and Cemetery.
SOU-C6.1.292	7186	Oatlands	14 William Street	St Peter's Rectory	153233/1	Old Colonial Georgian sandstone cottage with a medium-pitched hipped roof clad in corrugated iron, with boxed eaves and simple chimneys.
SOU-C6.1.293	11072	Oatlands	88, 90, 90A High Street	Former Midland Hotel, Stables and Carriage House (Consolidated Entry)	9320/1 9320/3 9320/2	Victorian Georgian inn, stables and former carriage house. Also number of out-buildings and sub-floor deposits with potential to yield archaeological information.
SOU-C6.1.294	11072	Oatlands	88 High Street	Former Midland Hotel	9320/1	Two-storey sandstone Victorian Georgian inn with prominent stringcourse and tiled medium-pitched hipped roof with boxed eaves.
SOU-C6.1.295	11072	Oatlands	90 High Street	Shop (Former Carriage House)	9320/2	Sandstone building (thought to have originally been a carriage house associated with the Midland Hotel) with a hipped roof clad in corrugated iron.
SOU-C6.1.296	11072	Oatlands	90 A High Street		9320/3	Former Stables with ashlar sandstone lower storey and a weatherboard upper storey. It has a steeply pitched gable roof clad in corrugated iron.

SOU-C6.1.297	11080	Oatlands	31 High Street		38653/1	Old Colonial Georgian single-storey weatherboard house with a medium-pitched hipped roof clad in corrugated iron. There is a picket fence with sandstone foundation.
SOU-C6.1.298	11214	Oatlands	35 Stanley Street		19317/1	Single-storey Victorian-Georgian stone cottage. It has a medium pitched roof with boxed eaves, and is clad in short sheets of corrugated iron. Barn/workshop with loft at rear of house.
SOU-C6.1.299		Oatlands	61 High Street	Post Office and former residence	32629/1	Old Colonial Georgian Residence with medium pitched roof with boxed eaves and stringcourse. Building has a brick extension for Post Office.
SOU-C6.1.300		Oatlands	124 Sandy Lane	Woodbine	103835/1	Single storey Old Colonial Georgian residence with attic and dormer windows.
SOU-C6.1.301	11355	Oatlands	85 High Street	The Stables	22980/1	Wide gable-ended two-storey sandstone building with corrugated iron roof. There is a timber loading door in the upper storey with a loading derrick above it. Includes former stables.
SOU-C6.1.302		Oatlands	187 St Peters Terrace	Cottage (ruin)	231883/1	Sandstone and timber former Georgian cottage with skillion addition.
SOU-C6.1.303	11379	Oatlands	47 Wellington Street	Stonemason's cottage	38395/1	Single-storey sandstone and weatherboard Victorian-Georgian cottage.
SOU-C6.1.304	11425	Oatlands	37 Wellington Street	(Former) R T Fish Bakery	129379/1 129258/1	Single-storey Victorian-Georgian weatherboard residence with a medium pitched roof clad in corrugated iron, with four simple chimneys. Includes outbuildings.
SOU-C6.1.305		Oatlands	18 High Street		41627/1	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.306		Oatlands	3 Lake Street		203309/1	Complex of sandstone and timber buildings including Georgian residence, former wagon store, smokehouse, barn, well, stone-walls and many other original features.
SOU-C6.1.307		Oatlands	8 Marlborough Street		152331/1	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves and simple chimneys. Property includes dry-stone walls.
SOU-C6.1.308		Oatlands	14 Marlborough Street		206265/7	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves and simple chimneys. Includes outbuildings.
SOU-C6.1.309		Oatlands	15 Marlborough Street		149320/1	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves and simple chimneys. Includes outbuildings.
SOU-C6.1.310		Oatlands	Stanley St/Esplanade	Cemetery		A rare example of an early Tasmanian Cemetery dating from 1827 revealing significant information from colonial settlement.
SOU-C6.1.311		Oatlands	30 Hastings St		122266/1	Single storey Old Colonial Georgian residence with attic and dormer windows. Property includes stone-walls. Specific extent: 50m radius of residence within property boundary. Exclusions: Outbuildings and other development.
SOU-C6.1.312	10545	Oatlands	102 High Street	Commercial building	158764/1	Two storey brick Old Colonial Georgian building with a corrugated iron hipped roof of medium pitch with close eaves.
SOU-C6.1.313	10743	Oatlands	47 High Street	Oatlands Roadhouse Conjoined Cottage and Outbuildings	53000/1	Complex of buildings and structures.

SOU-C6.1.314	10759	Oatlands	37 High Street	Coachman's Cottage – 1860	141220/1	Victorian sandstone cottage with rear skillion.
SOU-C6.1.315		Oatlands	20 High Street		156308/1	Sandstone Cottage. Exclusions: 20 th Century outbuildings and development.
SOU-C6.1.316	9889	Oatlands	81 High Street	Former Butchers Shop	133317/1	Single-storey sandstone Victorian-Georgian residence-cum-shop with a medium-pitched hipped roof clad in corrugated iron with weatherboard addition. Property may have archaeological potential.
SOU-C6.1.317	10103	Oatlands	37A Wellington Street	Wesleyan Chapel Site	45748/1	Cemetery, monuments and former chapel site.
SOU-C6.1.318		Oatlands	9 Barrack Street	Police Residence	168882/1	Weatherboard former Police residence.
SOU-C6.1.319		Oatlands	7 Barrack Street		25764/4	Single storey Georgian cottage with skillion addition.
SOU-C6.1.320		Oatlands	128 Esplanade	Residence and Stonewall	17139/1	Single storey stone and timber cottage with skillion addition. Also stonewall. Exclusions: 20 th Century outbuildings.
SOU-C6.1.321		Oatlands	100 High Street		101043/1	Single storey stone cottage with tile roof.
SOU-C6.1.322		Oatlands	31 Wellington Street		115138/1	Timber Georgian cottage with attic and dormer windows. With rear skillion and side additions. Exclusions: 20 th Century outbuildings.
SOU-C6.1.323		Oatlands	16 Barrack Street	Drystone Wall	Boundary of Road Reserve and 100349/1 and 33996/12	Dry Stone Wall boundary of Callington Park and Road Reserve. Specific extent: Wall only.
SOU-C6.1.324		Oatlands	28 Church Street		111423/1	Timber Inter-war Californian Bungalow home. Exclusions: Rear outbuildings.
SOU-C6.1.325		Oatlands	11 Dulverton Street		131075/1	Old Colonial Georgian sandstone cottage with rear timber addition.

SOU-C6.1.326		Oatlands	114 High Street		115275/1	Timber Federation Queen Anne Residence. Exclusions: Rear outbuildings.
SOU-C6.1.327		Oatlands	122 High Street		111412/1	Two storey sandstone residence with attic and dormer windows.
SOU-C6.1.328		Oatlands	41 High Street		41709/1	Single storey timber Victorian Georgian residence.
SOU-C6.1.329		Oatlands	72-74 High Street		128092/1	Timber Colonial Georgian residence flanked by two timber shop additions. The core of the building is dated around 1837.
SOU-C6.1.330		Oatlands	80 High Street		10419/1	Single storey timber Federation Queen Anne Residence.
SOU-C6.1.331		Oatlands	33 Wellington Street		135713/1	Single storey Victorian Georgian cottage.
SOU-C6.1.332		Oatlands	35 Wellington Street		140920/1	Single storey Victorian Georgian cottage. Front verandah was modified and enclosed during the 1950s. There is also a corrugated iron barn with loft on sandstone footings (C.1895) at the rear of the property.
SOU-C6.1.333		Oatlands	39 Wellington Street		11157/1	Single storey timber Federation Queen Anne Residence. Exclusions: Rear outbuilding.
SOU-C6.1.334		Oatlands	Oatlands/St Peters Pass	Midland Highway Topiary		Topiary alongside the Midland Highway.
SOU-C6.1.335		Oatlands	84 Sandy Lane	Braeside	119578/1	Timber Victorian Georgian residence containing older stone building. Specific extent: 50m radius of residence within property boundary. Exclusions: 20 th Century outbuildings.
SOU-C6.1.336		Oatlands	2 Coldblow Lane		144985/3	Timber homestead on sandstone foundations with pine tree windbreak. Specific extent: Area within windbreak only surrounding home.
SOU-C6.1.337	10188	Parattah	669 Tunnack Road	St George's Anglican Church	92402/8	Federation Carpenter Gothic Church with prominent spire.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.338	10455	Parattah	671 Tunnack Road	Parattah Uniting Church and Graves	232086/1	Federation Carpenter Gothic Church.
SOU-C6.1.339	10881	Parattah	618 Tunnack Road	St Joseph's Catholic Church	215361/1	Red Brick Inter-War era church.
SOU-C6.1.340		Parattah	643 Tunnack Road	General Store	223766/1	Weatherboard former store. A significant and iconic building in the Parattah township.
SOU-C6.1.341	5552	Parattah	172 Baileys Road	Springfield	252564/2	Victorian Georgian stone residence.
SOU-C6.1.342	5550	Parattah	642 Tunnack Road	Parattah Hotel	200359/1	Iconic Victorian Tudor Style hotel building.
SOU-C6.1.343		Parattah	22 Austral Park Road		228173/1	Federation Queen Anne Residence.
SOU-C6.1.344		Parattah	41 Baileys Road		37552/2	Victorian Georgian Residence. Specific extent: 10m radius of dwelling. Exclusions: Mid-late 20 th Century outbuildings.
SOU-C6.1.345		Parattah	647 Tunnack Road		210402/1	Unique weatherboard Federation Queen Anne Residence.
SOU-C6.1.346		Parattah	658 Tunnack Road		92400/4	Victorian/Georgian style weatherboard cottage with in-tact interior sandstone fireplaces. Specific extent: House only.
SOU-C6.1.347		Parattah	665 Tunnack Road		212284/1	Weatherboard Victorian Georgian Residence and quite possibly the first police residence in Parattah. Specific extent: House only.
SOU-C6.1.348		Parattah	667 Tunnack Road		119353/1	Weatherboard Federation bungalow style residence. Specific extent: House only.
SOU-C6.1.349		Parattah	720 Tunnack Road		203912/4	Victorian Georgian Residence. Specific extent: Original house only.
SOU-C6.1.350		Pawtella	948 Nala Road	Former Hall	159924/1	Weatherboard former community hall.
SOU-C6.1.351		Pawtella	3 Pawtella Road	Residence	106956/1	Weatherboard Federation rural house occupying a prominent position in the landscape.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.352	5554	Pontville	76 Shene Road	Shene	137490/1	Georgian Regency homestead, unique two storey stables and outbuildings.
SOU-C6.1.353	8303	Pontville	463 Brighton Road	Former Commandant's Cottage	172806/1	Two storey Old Colonial stone building.
SOU-C6.1.354	5474	Pontville	1007 and 1021 Midland Highway	Woodburn	50222/1 48385/1	Two storey Old Colonial stone homestead semi-flanked by two single storey stone buildings. There is also a row of conjoined stone cottages, outbuildings and stables.
SOU-C6.1.355		Rhyndaston	Rhyndaston Road	Spring Vale	152689/1 152703/1	Homestead displaying distinct phases of architectural style and history.
SOU-C6.1.356		Rhyndaston	594 Rhyndaston Road		237598/1	Single story weatherboard dwelling with attic and dormer window.
SOU-C6.1.357		Runnymede	30 Woodsdale Road	Runnymede House	156189/102	Two storey Old Colonial Georgian homestead and outbuildings with rare architectural features. Homestead and land demonstrates the vast wealth created by the pastoral industry during in this era.
SOU-C6.1.358	5561	Stonehenge	2303 Inglewood Road	Stonehenge	113530/1	Large Sandstone Victorian homestead and outbuildings constructed of carefully select golden coloured sandstone. The building occupies a prominent position in the landscape.
SOU-C6.1.359	5494	Stonehenge	1020 Stonehenge Road	South Rhodes	155483/1	Two brick buildings of historic significance and weatherboard cottage on stone base.
SOU-C6.1.360	5562	Stonor	1061 Stonor Road	Burrill's house and barn	160520/1	Sandstone House and Barn
SOU-C6.1.361		Stonor	850 Stonor Road	Stonor Hall	227298/1	Vernacular weatherboard community hall on stone foundations.
SOU-C6.1.362		Stonor	748 Stonor Road		207564/1	Unusual weatherboard Federation Queen Anne Residence. Specific extent: 35m radius of house. Exclusions: Mid-late 20 th Century outbuildings.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.363	5563	Stonor	661 Stonor Road	Stonor House	35755/1 120516/1 233828/1 35755/3 35756/2 247673/1 247673/2	Complex of Old Colonial Farm buildings.
SOU-C6.1.364	669	Tea Tree	1347 Tea Tree Road	Alma Lodge	104688/1	Single storey Colonial Georgian rural dwelling.
SOU-C6.1.365	670	Tea Tree	1167 Tea Tree Road	Former School	107493/3	Single storey weatherboard Victorian former school building.
SOU-C6.1.366	671	Tea Tree	1447 Tea Tree Road	Windarra (formerly known as Fairfield)	104843/1	Single storey sandstone homestead.
SOU-C6.1.367	5567	Tea Tree	233 Grices Road	Langtoft	139675/4	Old Colonial Georgian house and outbuildings.
SOU-C6.1.368	5568	Tea Tree	246 Merriworth Road	Merriworth	18514/1	Two storey ashlar sandstone Victorian Georgian homestead.
SOU-C6.1.369		Tea Tree	199 Williams Road	Barn	115307/1	Old Colonial single storey brick building.
SOU-C6.1.370		Tunbridge	73 Main Road	Sawdust burning kiln	24527/1	Iconic sawdust burning kiln. Specific extent: 25m radius of kiln.
SOU-C6.1.371	10198	Tunbridge	Tunbridge Tier Road	Western Tiers Convict Road Party Site		Convict Road Party site – ruins and site of archaeological potential
SOU-C6.1.372	10202	Tunbridge	132 Main Road	Former Police and Convict Road Station	244803/1	Site of the former Convict road station and former police station. The former police station was demolished and replaced with the current residence.
SOU-C6.1.373	10203	Tunbridge	125 Main Road		115887/1 115887/2	Old Colonial stone Cottage.
SOU-C6.1.374	5576	Tunbridge	Main Road	Former Methodist Church and Cemetery	149809/1	Vernacular brick church.
SOU-C6.1.375	5579	Tunbridge	103 Main Road	Victoria Inn (former)	151569/1	Two Storey stone Victorian Regency building with outbuildings, stables and unique remnants of the past.
SOU-C6.1.376	5580	Tunbridge	11 Victoria Street	Tunbridge Wells Inn	158939/1	Unique 1820s former Inn constructed of rubble stone.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.377	5582	Tunbridge	48 Main Road	Rosemere and Shop	237286/1	Weatherboard Victorian Georgian Residence and former shop. Exclusions: Rear outbuildings.
SOU-C6.1.378		Tunbridge	66 Scott Street	Former school (burnt down 2009)		Site and ruins of a former School building.
SOU-C6.1.379	5584	Tunbridge	160 Ballochmyle Road	Ballochmyle	129233/1	Complex of Old Colonial farm buildings including sandstone homestead.
SOU-C6.1.380	5585	Tunbridge	Main Road	Tunbridge Bridge	Road Reserve	Rare early Sandstone Bridge.
SOU-C6.1.381		Tunbridge	47 Main Road		208711/1	Old Colonial Stone Cottage. Exclusions: Rear outbuildings.
SOU-C6.1.382		Tunbridge	6 John Street		101346/1	Victorian Georgian weatherboard cottage. Specific extent: Cottage only.
SOU-C6.1.383		Tunbridge	124 Main Road		221640/1	Relatively in-tact weatherboard Victorian Georgian cottage with rear skillion. Exclusions: Outbuildings.
SOU-C6.1.384		Tunbridge	128 Main Road		224323/1 224324/1	Weatherboard Victorian Georgian cottage. Exclusions: Outbuildings.
SOU-C6.1.385		Tunbridge	130 Main Road		78387/1	Tidy Federation Queen Anne Residence. Specific extent: House only.
SOU-C6.1.386		Tunbridge	39 Main Road		218885/2	Victorian Georgian Cottage Specific extent: 10m radius of house. Exclusions: Outbuildings.
SOU-C6.1.387		Tunbridge	61 Main Road		138374/1	Weatherboard Federation Queen Anne Residence. Specific extent: 10m radius of house. Exclusions: Outbuildings.
SOU-C6.1.388		Tunbridge	75 Main Road		124581/1	Victorian Georgian cottage. Specific extent: 10m radius of house. Exclusions: Outbuildings.
SOU-C6.1.389		Tunbridge	90 Main Road	St Oswalds Church Anglican Church	125624/1	20 th century church. Listed for a place of meaning to the community.
SOU-C6.1.390		Tunbridge	99 Main Road	Tunbridge Hall		Weatherboard Community Hall

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.391		Tunbridge	8375 Midland Highway		30515/2	Old Colonial Farm Cottage Specific extent: 10m radius of cottage.
SOU-C6.1.392		Tunnack	22 Scotts Road	St Bridget's Catholic Church	232929/1 231690/1	Federation Carpenter Gothic style church and cemetery.
SOU-C6.1.393		Tunnack	135 Tunnack Square Road	Bag End Cottage	13222/1	Old Colonial Georgian residence. One of the few sandstone buildings left in the area. May have been part of a dairy. Specific extent: 15m radius of house.
SOU-C6.1.394		Tunnack	283 Wattle Hill Road	Former Residence and ruin	121470/1	Very early Old Colonial Georgian weatherboard residence with steeply pitched roof with attic on sandstone foundations with small outbuilding and ruin. One of the few remaining houses of its type and era.
SOU-C6.1.395	5574	Tunnack	101 Tunnack Square Road	Stuartfield House	9560/1	Early Sandstone Old Colonial Georgian residence.
SOU-C6.1.396		Tunnack	Tunnack Road	Former Service Station	236630/1	Inter-war brick building contributing to an understanding of the growth and historical development of the township and occupying a prominent position within the town. Specific extent: Former service station building only.
SOU-C6.1.397		Tunnack	2147 Tunnack Main Road	The Convent School (Victoria Hall)	231763/1 61967/1	Weatherboard community hall.
SOU-C6.1.398		Tunnack	10 Fairhaven Road	St Andrew's Uniting Church	232388/1	Federation Carpenter Gothic Church.
SOU-C6.1.399		Whiteford	3155 Woodsdale Road	Former residence and schoolhouse	129763/1	Former rural school house. Weatherboard Federation Queen Anne building on stone foundations.
SOU-C6.1.400		Whiteford	3042 Woodsdale Road	Burke Bros.	49128/1	Farm Cottages.
SOU-C6.1.401	5588	Whiteford	3171 Woodsdale Road	The Pines/Post Office	42539/1	Weatherboard Victorian Georgian Residence and former postoffice.
SOU-C6.1.402	5589	Woodbury	706 Glen Morey Road	The Braes memorial stone and stable	144343/1 107012/1 70239/1	Old Colonial Stable and Memorial Stone.

Tasmanian Planning Scheme - Southern Midlands LPS

SOU-C6.1.403		Woodbury	849 Glen Morey Road	Glen Morey	198214/1	Old Colonial Homestead and farm Complex.
SOU-C6.1.404	5592	Woodbury	236 Glen Morey Road	Lowes Park	106992/1 249687/1 66728/1	Sandstone Homestead and outbuildings.
SOU-C6.1.405	5593	Woodbury	7661 Midland Highway	Rockwood	168532/1	Victorian Georgian weatherboard farm house.
SOU-C6.1.406	5594	Woodbury	7489 Midland Highway	Woodbury House	162120/1	Complex of Old Colonial Georgian and Victorian Farm buildings.
SOU-C6.1.407		Woodbury	Corner of Midland Hwy and Old Tier Rd	Grave	113917/3	Small Burial Plot. Visible from the Midland Highway.
SOU-C6.1.408		Woodsdale	2265 Buckland Road	St Mathias Anglican Church	231936/1	Victorian Carpenter Gothic Church.
SOU-C6.1.409		Woodsdale	2003 Woodsdale Road	Woodsdale Cemetery	171457/1	Cemetery.
SOU-C6.1.410		Woodsdale	2373 Woodsdale Road	Cottage	100133/1	Victorian Georgian Weatherboard Cottage.
SOU-C6.1.411		Woodsdale	2278 Woodsdale Road	School	100753/1	Weatherboard rural school (C.1860).
SOU-C6.1.412		Woodsdale	3561 Woodsdale Road		138050/3	Weatherboard Victorian Georgian style homestead and possibly the former post office and general store.
SOU-C6.1.413		Woodsdale	2310 Woodsdale Road	Woodsdale Hall	223824/1	Weatherboard community hall. Demonstrates the historic growth of community in the area.
SOU-C6.1.414		Woodsdale	2792 Woodsdale Road	Kentdale	208773/1	Elegant Victorian weatherboard farmhouse with steeply pitched gabled roof and rear skillion. Specific extent: 60m of farmhouse. Exclusions: Mid-late 20 th century outbuildings and separate structures.
SOU-C6.1.415		Woodsdale	2540 Woodsdale Road	Sunbury	12719/1	Inter-War Californian Bungalow.
SOU-C6.1.416		York Plains	91 Headlams Road	York House	207472/1	Complex of farm buildings.

SOU-C6.1.417	5603	York Plains	1173 York Plains Road	Kewstoke	100621/1 104193/1 45103/1 45104/1 45105/2	Group of Old Colonial Georgian Farm Buildings, including sandstone homestead, barn and well.
SOU-C6.1.418	5604	York Plains	845 York Plains Road	Mount Pleasant House	211682/1	Old Colonial sandstone farm house.
SOU-C6.1.419		York Plains	316 York Plains Road	Elder Grove	130566/1	Sandstone farm house.

SOU - Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance [SOU-2] , Historic Heritage Values and Design Criteria / Conservation Policy
SOU-C6.2.1	Oatlands	Oatlands Township Precinct	<p>The Oatlands Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles; (b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character; (c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area, (d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time; (e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts; (f) it has the largest number of sandstone buildings within a township setting in Australia; <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required; (b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;

- (c) buildings must address the street, unless at the rear of a site;
- (d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1;
- (e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;
- (f) external wall building material must be any of the following:
 - (i) sandstone of a colour matching that commonly found in Oatlands' buildings;
 - (ii) weatherboard (traditional profiles);
 - (iii) rendered, painted or lime wash brickwork;
 - (iv) unpainted brick of a traditional form and colour laid with a traditional bond;
 - (v) traditional Tasmanian vertical board (non-residential buildings only);
 - (vi) corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only).
- (g) roof form and material must be consistent with the following:
 - (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building;
 - (ii) pitch less than 30 degrees and skillion if a minor part of the building at the rear;
 - (iii) avoidance of large unbroken expanses of roof and very long roof lines;
 - (iv) roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted;
 - (v) guttering is rounded profile, with downpipes of circular cross-section.
- (h) wall height sufficient to provide for lintels above doors and windows, with wall space above;
- (i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;

			<ul style="list-style-type: none"> (j) fences along frontages must be <ul style="list-style-type: none"> (i) between 900mm and 1,000mm high, with a maximum of 1,200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’. <p>2. Subdivision must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) maintain and extend the existing recto-linear grid pattern of streets; (b) provide for a variety of lot sizes; (c) where appropriate off High Street, provide a traditional ‘soft edge’ design approach for stormwater and footpath works.
SOU-C6.2.2	Oatlands	Callington Mill Precinct	<p>The Callington Mill Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it is a rare and unique example of a flour mill complex dating from the early to mid-nineteenth century, demonstrating agricultural enterprises of the colony, and the success of the wheat industry in the Southern Midlands area; (b) its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone; (c) it is a distinctive landmark both within the township of Oatlands and from the Midland Highway. <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style; (b) building setback from frontage must provide a strong edge to High Street and be parallel to the street; (c) buildings close to the street frontage must address the street;

- (d) buildings must not visually dominate the streetscape or existing buildings;
- (e) architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position;
- (f) external wall building material must be any of the following:
 - (i) sandstone of a colour matching that commonly found in Oatlands' buildings;
 - (ii) weatherboard (traditional profiles);
 - (iii) rendered, painted or lime wash brickwork;
 - (iv) unpainted brick of a traditional form and colour laid with a traditional bond;
 - (v) traditional Tasmanian vertical board (non-residential buildings only),
- (g) roof form and material must be consistent with the following:
 - (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building;
 - (ii) pitch less than 30 degrees and skillion if a minor part of the building at the rear;
 - (iii) avoidance of large unbroken expanses of roof and very long roof lines;
 - (iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted;
 - (v) guttering is rounded profile, with downpipes of circular cross-section.
- (h) wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above;
- (i) outbuildings are generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;

			<ul style="list-style-type: none"> (j) fences along frontages must be: <ul style="list-style-type: none"> (i) between 900mm and 1,000mm high, with a maximum of 1,200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’. (k) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.
--	--	--	---

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance [SOU-2] , Historic Heritage Values and Design Criteria / Conservation Policy
SOU-C6.2.3	Kempton	Kempton Township Precinct	<p>The Kempton Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township associated with the pastoral activity of the Midlands area, (b) it demonstrates the evolution of important transport routes joining the north and south of the State; (c) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time; (d) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles. <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required; (b) building setback must provide a strong edge to the street, except where such would be inconsistent with the prevailing building line in the streetscape; (c) buildings close to the street must address the street, with a façade running parallel to the street;

			<ul style="list-style-type: none"> (d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1; (e) architectural details and openings for windows and doors to visually prominent facades must respect the architectural style dominant in the precinct in terms of style, size, proportion and position; (f) roof form and material must be consistent with the following: <ul style="list-style-type: none"> (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines; (iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted; (v) guttering is rounded profile, with downpipes of circular in cross-section. (g) outbuildings are generally to have a gabled, corrugated roof with an anSOU of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land; (h) fences along frontages must be: <ul style="list-style-type: none"> (i) between 900mm and 1,000mm high, with a maximum of 1,200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’ <p>2. Subdivision must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) maintain and extend the existing recto-linear grid pattern of streets; (b) where appropriate off High Street, provide a traditional ‘soft edge’ design approach for stormwater and footpath works.
--	--	--	--

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance [SOU-2] , Historic Heritage Values and Design Criteria / Conservation Policy
SOU-C6.2.4	Campania	Campania Heritage Precinct	<p>(1) The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;</p> <p>(b) building setback must provide a strong edge to the street, except where such would be inconsistent with the prevailing building line in the streetscape;</p> <p>(c) buildings close to the street must address the street, with a façade running parallel to the street;</p> <p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1;</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the architectural style dominant in the precinct in terms of style, size, proportion and position;</p> <p>(f) fences along frontages must be:</p> <p>(i) between 900mm and 1,000mm high, with a maximum of 1,200mm for posts;</p> <p>(ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</p> <p>(iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’.</p>

[SOU-2] Southern Midlands Council: Southern Midlands Heritage Project, Volume 1 – Main Report, GHD, April 2007

SOU - 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
SOU-C6.3.1	Pontville and Mangalore	Heritage Mile Cultural Landscape Precinct	The Heritage Mile Cultural Landscape Precinct is of historic cultural heritage significance because:

- (a) its three intact and highly prominent homesteads of the early to mid nineteenth century (Oakwood, Marlbrook and Woodburn) and a fine example of a large Federation Queen Anne homestead (Wybra Hall) with their associated rural outbuildings;
- (b) the aesthetic qualities of the four homesteads within their immediate landscape setting, especially in consideration of their prominent visibility from the Midland Highway;
- (c) the relationship of the homesteads to the primary overland route in Tasmania that has remained effectively unchanged since the 1830s;
- (d) the pastoral landscape of grasslands and dispersed woodlands that has remained effectively unchanged since the 1830s;
- (e) the early nineteenth century land grants remaining apparent in property boundary treatment of fences and plantings.

1. The design and siting of buildings and works must:

			<ul style="list-style-type: none"> (a) the scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings should be consistent with the site and adjacent buildings; (b) the visual relationship between buildings, with new buildings avoiding visually dominating neighbouring historic buildings; (c) wherever possible dominant trees, historic gardens and orchards should be retained. Hedgerows and tree rows along the highway frontage should be retained; (d) access roads and driveways should be sited to minimise impact on landscape features and significant visual catchments; (e) fences along the Midland Highway property boundaries should relate to the setting by being: <ul style="list-style-type: none"> (i) vertically articulated, (such as with dowel-and-rail, picket or palisade fences), where directly in front of a dwelling and its immediate garden curtilage; and (ii) horizontally articulated, (such as with post and rail fences) elsewhere; (f) additions and new buildings should be confined to the rear of existing buildings; and (g) the design of outbuildings should be compatible with the primary building, generally gabled, corrugated iron roof with an angle of pitch matching that of the primary building, and with differentiated colouring of the exterior walls and roof so as to also match that of the primary building.
--	--	--	---

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
SOU-C6.3.2	Colebrook	Colebrook Cultural Landscape Precinct	<p>The Colebrook Cultural Landscape Precinct forms an important open rural backdrop to the Pugin-design St Patrick's Church.</p> <p>1. The design and siting of buildings and works must:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, materials and colour of new buildings and additions to existing buildings should be respectful of Georgian architectural principles as applicable to rural buildings; (b) buildings must not visually dominate the landscape or St Patrick's Church; (c) new buildings must sited so as to not visually impact on the backdrop to St Patricks Church at Colebrook when viewed from the town or Colebrook Main Road / Mud Walls Road; (d) external wall building material is to be custom orb (corrugated profile) sheeting, traditional Tasmanian vertical board, weatherboard (traditional profiles), sandstone, rendered, painted or lime wash brickwork or unpainted brick of a traditional form and colour laid with a traditional bond; (e) roof form and material must: <ul style="list-style-type: none"> (i) pitch between 25 and 40 degrees; and (ii) hipped or gable; and (f) fences are to be post and wire, post and rail, drystone wall or hedge between.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
SOU-C6.3.3	Oatlands	Oatlands Cultural Landscape Precinct	<p>The Oatlands Cultural Landscape Precinct is significant because of its role in protecting the historic rural landscape setting of Oatlands, particularly when viewed from the Midland Highway.</p> <p>1. The design and siting of buildings and works must:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, materials and colour of new buildings and additions to existing buildings should be respectful of Georgian architectural principles as applicable to rural buildings; (b) buildings must not visually dominate the landscape; (c) new buildings must sited so as to not visually impact on key view lines between the highway and the town; (d) external wall building material is to be custom orb (corrugated profile) sheeting, traditional Tasmanian vertical board, weatherboard (traditional profiles), sandstone, rendered, painted or lime wash brickwork or unpainted brick of a traditional form and colour laid with a traditional bond; (e) roof form and material must: <ul style="list-style-type: none"> (i) pitch between 25 and 40 degrees; and (ii) hipped or gable; and (f) fences are to be post and wire, post and rail, drystone wall or hedge. <p>2. Development of a dwelling within this precinct is prohibited.</p>

SOU - 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
SOU-C6.4.1	Broadmarsh	Ravendell 37 Andersons Rd	7444/2	Two storey sandstone building, house, brick building remains on site with archaeological potential. Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential.
SOU-C6.4.2	Broadmarsh	Arndell and Ridges 54 Andersons Rd Broadmarsh	142484/1	Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential. Site is linked to the adjoining "Ravendell" property at 37 Andersons Road.
SOU-C6.4.3	Campania	Stratford Mill Site 55 Stratford Rd Campania	144944/2	Complex of 19 th Century Buildings on land with archaeological potential and building/structural remains and development.

SOU-C6.4.4	Campania	Stratford 68 Stratford Rd, Campania	144944/1	Complex of 19th Century Buildings, including homestead and outbuildings on land with archaeological potential and building/structural remains and development.
SOU-C6.4.5	Colebrook	Jerusalem Probation Site (Consolidated Listing) – Richmond St, Maconochie St, Franklin St Colebrook	226907/1 120733/1 134483/1 122885/2 123710/4 251550/1	Consolidated listing of historic buildings and sites including – ‘The Chimneys’, Colebrook Court House, 30-32 Maconochie St, Hospital/Surgeons House, Chapel/Barn and Jerusalem Rd Station Site. Listing includes buildings and archaeological remains.
SOU-C6.4.6	Jericho	Rose Cottage (Brooklyn ruin) 39 Lower Marshes Rd Jericho	152459/1	Two storey red brick Georgian house on land of the Former Spring Hill Convict Probation site. Land has archaeological potential
SOU-C6.4.7	Oatlands	Former Courthouse (Part of Military Complex) 7 Campbell Street Oatlands	223500/1	Single storey sandstone building with hall and outbuilding (lockup) to the rear on site with archaeological potential.
SOU-C6.4.8	Oatlands	Road office site (Part of Military Complex) 5 Campbell Street Oatlands	222228/29	Site contains the remains of the former Road Office and Blacksmith’s Shop with archaeological potential.
SOU-C6.4.9	Oatlands	Commandant’s house outbuilding site (Part of Military Complex) 63A High Street Oatlands	140359/2	Site contains the remains of the former Commandant’s House outbuildings with archaeological potential.
SOU-C6.4.10	Oatlands	Well site (Part of Military Complex) 75 High Street Oatlands	22832/2 and 238853/38	Site contains the former town well with very high archaeological potential and significance.
SOU-C6.4.11	Oatlands	Military huts site (Part of Military Complex) 1 Stutzer St Oatlands	No C/T	Site contains the remains of former military huts with high archaeological potential.
SOU-C6.4.12	Oatlands	1836 Barracks Site (Part of Military Complex)	217415/25	Site contains the remains of the 1836 Barracks with high archaeological potential.
SOU-C6.4.13	Oatlands	Superintendent’s Cottage (part of Military Complex) 4 Stutzer St Oatlands	207345/28	Likely to be the oldest timber building in Oatlands. Listing includes single storey weatherboard building with stone and weatherboard skillion addition. There are also archaeological remains.

SOU-C6.4.14	Oatlands	Former Gaol Walls (Part of Military Complex) - Mason Street Oatlands	152631/1	Sandstone Walls and site with archaeological potential (Former Gaol Complex)
SOU-C6.4.15		Former Gaoler's Residence (part of Military Complex) - Mason Street Oatlands	152632/1	Two storey sandstone Penal building and site with archaeological potential
SOU-C6.4.16	Oatlands	Stone cottage 112 High Street Oatlands	16845/1	Two storey Georgian sandstone residence. Original front window has been modified. The rear yard has potential to yield archaeological information.
SOU-C6.4.17	Oatlands	Former Commissariat and Guard House (Part of Military Complex) 79 High Street Oatlands	42692/1	Single-storey sandstone, Old Colonial Georgian building with a symmetrical three-bay facade with central entry. The sash windows are nine-paned with stone sills. The hipped roof is of medium pitch and is clad in corrugated iron. There are two simple chimneys. There is a stone and brick-nogged timber skillion at the rear of the building. Site with archaeological potential and location of guard house building.
SOU-C6.4.18	Oatlands	Former School 73 High Street Oatlands	127381/1	Single storey Victorian Rustic Gothic sandstone building. This site is considered to be significant and potentially the most archaeologically rich site in the Military Complex.
SOU-C6.4.19	Oatlands	Callington Park 20-28 Esplanade 8 Barrack St Oatlands	33996/12 118398/1 33997/1 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
SOU-C6.4.20	Oatlands	Former Midland Hotel, Stables and Carriage House (Consolidated Entry) 88, 90, 90A High Street Oatlands	9320/1 9320/3 9320/2	Victorian Georgian inn, stables and former carriage house. Also number of out-buildings and sub-floor deposits with potential to yield archaeological information.
SOU-C6.4.21	Oatlands	Former Butchers Shop 81 High Street Oatlands	133317/1	Single-storey sandstone Victorian-Georgian residence-cum-shop with a medium-pitched hipped roof clad in corrugated iron with weatherboard addition. Property may have archaeological potential.

SOU - 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.							

SOU - C8.0 Scenic Protection Code

SOU - 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.				

SOU - Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
SOU-C8.2.1	Midland Highway	<p>A multi-layered rural landscape of minimal built development, broad scale agriculture, dry forests and grasslands.</p> <p>Captured views to:</p>	

		<ul style="list-style-type: none"> (a) Early period dwellings and agricultural buildings; (b) Hedgerows; (c) Pioneer avenue tree plantings and other exotic tree plantings associated with the midland highway; (d) Former roads and formed tracks between Launceston and Hobart dating back to the early 19th century; (e) Natural woodland, stone formations, and native grasslands; (f) Early 19th settlement patterns and evidence of early land grants; and (g) Remnant vegetation and native fauna habitat. 	<ul style="list-style-type: none"> (a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road. (b) To reduce visibility of works and development through vegetation screening and natural topography. (c) To minimise removal, clearance or modification of hedgerows, avenue plantings and other exotic plantings. (d) To maintain and continue the tradition of planting avenues of trees and related exotic plantings. (e) To encourage (and implement) a long term strategy for the ongoing replacement of avenue trees and related highway plantings. (f) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.
<p>SOU-C8.2.2</p>	<p>Bagdad/Mangalore Bypass</p>	<p>A multi-layered rural landscape of minimal built development, broad scale agriculture, dry forests and grasslands.</p> <p>Captured views to:</p> <ul style="list-style-type: none"> (a) Early period dwellings and agricultural buildings; (b) Hedgerows; (c) Natural woodland, stone formations, and native grasslands; (d) Early 19th settlement patterns and evidence of early land grants; and (e) Remnant native vegetation and native fauna habitat. 	<ul style="list-style-type: none"> (a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road. (b) To reduce the visibility of works and development through vegetation screening and natural topography. (c) To encourage development in neutral colours and materials that blend with the surrounding environment. (d) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.

<p>SOU-C8.2.3</p>	<p>Tasman Highway</p>	<p>A multi-layered rural landscape comprised of early farms, including early period dwellings and agricultural buildings amongst native vegetation and pastures.</p> <p>Captured views to:</p> <ul style="list-style-type: none"> (a) Early period dwellings and agricultural buildings; (b) Natural woodland, stone formations, and native grasslands; (c) Early 19th settlement patterns and evidence of early land grants; and (d) Remnant native vegetation and native fauna habitat. 	<ul style="list-style-type: none"> (a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road. (b) To reduce the visibility of works and development through vegetation screening and natural topography. (c) To encourage the rehabilitation and revegetation of any cut and fill works. (d) To encourage internal tracks and roadways to run along natural contours and avoid visibility from the highway. (e) To encourage development in neutral colours and materials that blend with the surrounding environment. (f) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.
-------------------	-----------------------	--	--

SOU - C11.0 Coastal Inundation Hazard Code

SOU - 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)
<p>This table is not used in this Local Provision Schedule.</p>				

SOU-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve, Bagdad Joint Management Plan March 2010</i>		SOU-S2.7.1 P1
<i>Dispersive Soils and their Management – Guidelines for Landowners, Planners and Engineers</i>	Sustainable Land Use, DPIW, Hobart, 2009.	SOU-S3.4
<i>Dispersive Soils and their Management: Technical Reference Manual</i>	Hardie, M, DPIW, Hobart, (2009)	SOU-S3.4