

West Tamar Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
8	9 July 2025	800	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
7	9 August 2024	AMD 01-24	Rezone various properties from the Environmental Management Zone to the Rural Living Zone D. Rezone 637 Greens Beach Road, York Town from the Environmental Management Zone to the Rural Zone.	Map
6	26 July 2024	AMD 02-24	Rezone 93 Reatta Road, Trevallyn and adjacent road reserve to the centreline from Environmental Management and Utilities to General Residential, rezone 109 Reatta Road, Trevallyn and adjacent road reserve to the centreline from Environmental Management to Low Density Residential, apply the Residential Supply and Density Specific Area Plan to 109 Reatta Road, Trevallyn, and modify the text of WTA-S3.1.2.	Text/Map
5	20 February 2024	02/22	<p>1 of 02/22 - Rezone Lot 1 Badger Head Road, Badger Head from Environmental Management to Rural Living Zone A</p> <p>2 of 02/22 - Rezone Fernlack Road (folio of the Register 52922/1) and 28 Ocean View Drive, Greens Beach from Environmental Management to Landscape Conservation</p> <p>3 of 02/22 - Rezone 1180 Greens Beach Road, Kelso, acquired road and adjacent road reserve to the centreline from Environmental Management to Rural Living Zone A</p> <p>6 of 02/22 - Rezone 4432 West Tamar Highway, Beauty Point from Environmental Management to Landscape Conservation</p> <p>7 of 02/22 - Rezone 65 West Bay Road, Rowella from Environmental Management to Rural Living Zone A</p> <p>8 of 02/22 - Rezone 253 Batman Highway, 273 Batman Highway and the adjacent road reserve to the centreline from Environmental Management to Rural</p> <p>9 of 02/22 - Rezone Motor Road (folio of the Register 28612/1), 117 Motor Road, 155 Motor Road and 157 Motor Road and the adjacent road reserves to the centreline, Deviot from Environmental Management to Rural</p> <p>10 of 02/22 - Rezone 102 Rookery Road, 106 Rookery Road, 19 Gibleys Road and 47 Browns Road and the adjacent road reserves to the centreline, Loira from Environmental Management to Rural</p> <p>11 of 02/22 - Rezone 267 Gravelly Beach Road, Gravelly Beach and the Gravelly Beach Road reserve to the centreline from Environmental Management to Low Density Residential</p> <p>12 of 02/22 -</p> <ul style="list-style-type: none"> • Rezone 14 Stony Brook Road, Blackwall and the adjacent road reserve to the centreline from Environmental Management to Rural Living Zone A • Rezone a portion of 52 Stony Brook Road, Blackwall and the adjacent road reserve to the centreline from Environmental Management to Rural Living Zone A <p>13 of 02/22 -</p> <ul style="list-style-type: none"> • Rezone 162 Gravelly Beach Road, 164 Gravelly Beach Road, 180 Gravelly Beach Road and 188 Gravelly Beach Road, Blackwall and the adjacent road reserve to the centreline from Environmental Management to Low Density Residential • Apply the Residential Supply and Density Specific Area Plan to 162 Gravelly Beach Road, 164 Gravelly Beach Road, 180 Gravelly Beach Road and 188 Gravelly Beach Road, Blackwall • Delete and substitute new Clauses WTA-S3.1.1 and WTA-S3.1.2 of the Residential Supply and Density Specific Area Plan 	Text/Map

No.	Effective date	Amendment no	Amendment information	Text/Map
4	16 June 2022	AMD01-22	<p>Rezone portions of 72 Beach Crescent, Greens Beach, Paranaple Road and Lot 1 Paranaple Road, Kelso from Agriculture to Rural Zone.</p> <p>Apply the Priority Vegetation Area Overlay to portions of 72 Beach Crescent, Greens Beach, Paranaple Road and Lot 1 Paranaple Road, Kelso</p>	Map
3	11 April 2022	AMD 03-21	Rezone a part of 612 West Tamar Highway, Legana from the Agriculture Zone to Community Purpose Zone and include site specific qualifications	Text/Map
2	14 March 2022	AMD-01-21	Rezone land at 52-54 Shaw Street Beaconsfield from the General Residential to the Community Purpose Zone	Map
1	9 February 2022	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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WTA-Local Provisions Schedule Title

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

WTA-Effective Date

WTA-1.2 The effective date for this Local Provisions Schedule is 9 February 2022.

WTA-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

WTA-Particular Purpose Zones

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

WTA-Specific Area Plans

WTA-S1.0 Windsor Community Precinct Specific Area Plan

WTA-S1.1 Plan Purpose

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

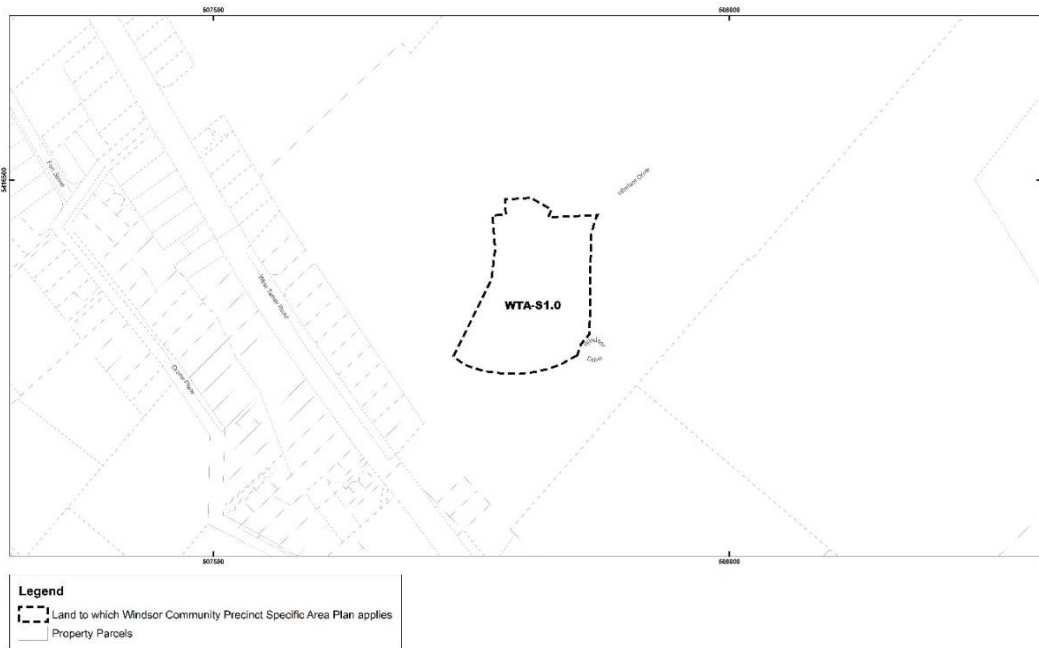
WTA-S1.1.1 To provide for the ongoing use of a multi-purpose community, leisure, health and wellbeing centre at the Windsor Community Precinct, Windsor Park in Riverside, while maintaining the dominant recreational use of the site.

WTA-S1.2 Application of this Plan

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

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

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



WTA-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

WTA-S1.4 Definition of Terms

This clause is not used in this specific area plan.

WTA-S1.5 Use Table

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

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

WTA-S1.6 Use Standards

This clause is not used in this specific area plan.

WTA-S1.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

WTA-S1.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

WTA-S2.0 Beaconsfield Quarry Specific Area Plan

WTA-S2.1 Plan Purpose

The purpose of the Beaconsfield Quarry Specific Area Plan is:

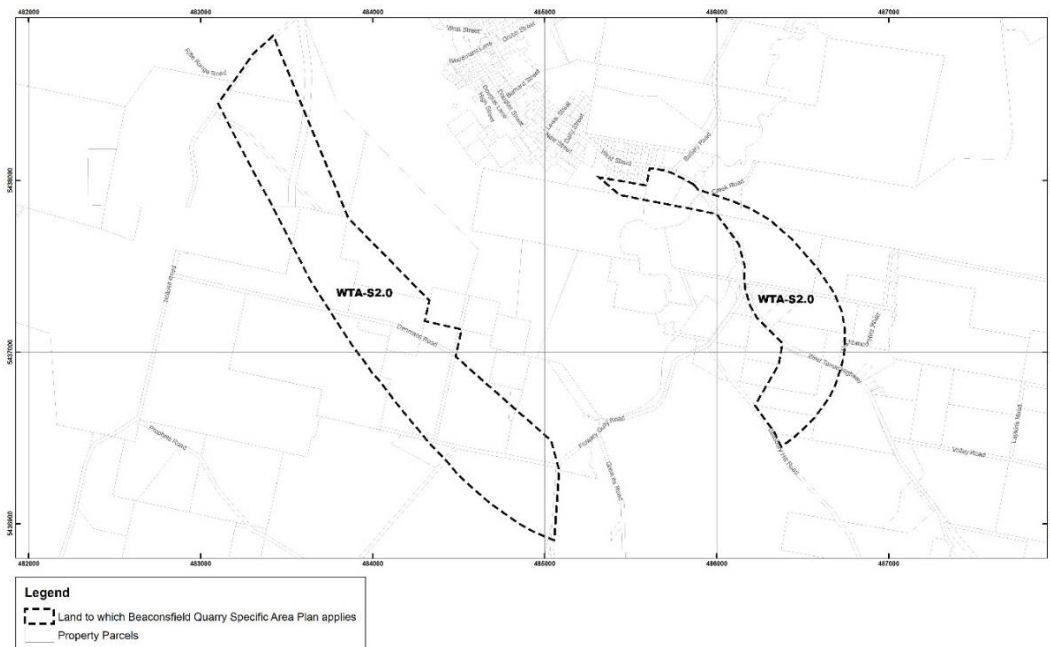
WTA-S2.1.1 To protect the operations of the Beaconsfield Quarry from incompatible or conflicting use.

WTA-S2.2 Application of this Plan

WTA-S2.2.1 The specific area plan applies to the area of land designated as Beaconsfield Quarry Specific Area Plan on the overlay maps and in Figure WTA-S2.1.

WTA-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Attenuation Code as specified in the relevant provision.

Figure WTA-S2.1 - Beaconsfield Quarry Specific Area Plan as required by clause WTA-S2.2.1



WTA-S2.3 Local Area Objectives

This clause is not used in this specific area plan.

WTA-S2.4 Definition of Terms

This clause is not used in this specific area plan.

WTA-S2.5 Use Table

This clause is not used in this specific area plan.

WTA-S2.6 Use Standards

WTA-S2.6.1 Sensitive use

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

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

WTA-S2.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

WTA-S2.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

WTA-S2.9 Tables

This clause is not used in this specific area plan.

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

WTA-S3.1 Plan Purpose

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

- WTA-S3.1.1 To provide for residential use and development in residential areas where there are natural coastal qualities or infrastructure constraints that necessitate a limit on the density of development.
- WTA-S3.1.2 To provide for subdivision of lots at a density:
 - suitable to conserve the natural coastal qualities of littoral land in the Blackwall area; and
 - appropriate to the infrastructure constraints in low density residential areas at Beaconsfield, Beauty Point, Blackwall, Rosevears, Deviot, Exeter, Gravelly Beach, Grindelwald, Legana (North and South), Riverside, Swan Point and Trevallyn.

WTA-S3.2 Application of this Plan

WTA-S3.2.1 The specific area plan applies to the area of land designated as Residential Supply and Density Specific Area Plan on the overlay maps.

WTA-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

WTA-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

WTA-S3.4 Definition of Terms

This clause is not used in this specific area plan.

WTA-S3.5 Use Table

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

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

WTA-S3.6 Use Standards

This clause is not used in this specific area plan.

WTA-S3.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

WTA-S3.8 Development Standards for Subdivision

WTA-S3.8.1 Lot design

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

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development within low density residential areas; and (b) is provided with an appropriate level of infrastructure.
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 not less than 5,000m², and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(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, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) adequate provision of private open space;</p> <p>(e) adequate provision of drainage;</p> <p>(f) the pattern of existing lots or development existing on established properties in the area; and</p> <p>(g) any constraints to development,</p> <p>and must have an area not less than 5,000m²</p>

WTA-S3.9 Tables

This clause is not used in this specific area plan.

WTA-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
WTA-8.1	14 Fysh Street, Beaconsfield	134620/1	Additional Discretionary Use Class for this site is Manufacturing and Processing with the qualification "if: <ul style="list-style-type: none"> - within an existing building and associated car park at 14 Fysh Street, Beaconsfield (FR 134620/1); - as described in permit PA2016022; and - operating in accordance with environmental controls required by permit PA2016022." 	General Residential Zone - clause 8.1 Use Table
WTA-11.1	360 Loop Road and 22 Millers Road, Glengarry	172723/1 172723/2	A substitution for this clause is: A1 Each lot, or a lot in a plan of subdivision of FR 233372/1 must be in accordance with permit number PA2016118, effective 20 October 2016.	Rural Living Zone - clause 11.5.1 Lot design
WTA-27.1	Part of 612 West Tamar Highway, Legana as shown on an overlay map as WTA 27.1	Part of FR 179381/1	Additional Permitted Use Classes for this site are: <ul style="list-style-type: none"> (a) Sport and Recreation; and (b) Utilities with the qualification "If not listed as No Permit required." 	Community Purpose Zone - clause 27.2 Use Table

WTA-Code Lists**WTA-C3.0 Road and Railway Assets Code****WTA-Table C3.1 Other Major Roads**

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

WTA-C6.0 Local Historic Heritage Code

WTA-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
This table is not used in this Local Provision Schedule.						

WTA-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provision Schedule.			

WTA-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provision Schedule.			

WTA-Table C6.4 Places or Precincts of Archaeological Potential

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

WGA-Table C6.5 Significant Trees

Reference Number	Town/Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provision Schedule.							

WTA-C8.0 Scenic Protection Code**WTA-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.				

WTA-Table C8.2 Scenic Road Corridors

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

WTA-C11.0 Coastal Inundation Hazard Code

WTA-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Badger Head	1.8	2.6	3.2	2.9
Beauty Point	1.5	2.6	3.2	2.9
Clarence Point	1.7	2.6	3.2	2.9
Deviot	1.4	2.6	3.2	2.9
Exeter	1.5	2.6	3.2	2.9
Gravelly Beach	1.5	2.6	3.2	2.9
Greens Beach	1.8	2.6	3.2	2.9
Kayena	1.4	2.6	3.2	2.9
Kelso	1.8	2.6	3.2	2.9
Lanena	1.5	2.6	3.2	2.9
Legana	1.8	2.6	3.2	2.9
Riverside	1.8	2.6	3.2	2.9
Robigana	1.4	2.6	3.2	2.9
Rosevears	1.6	2.6	3.2	2.9
Rowella	1.5	2.6	3.2	2.9
Sidmouth	1.4	2.6	3.2	2.9
Swan Point	1.4	2.6	3.2	2.9
Trevallyn	1.8	2.6	3.2	2.9
All other locations	1.8	2.6	3.2	2.9

WTA-Applied, Adopted or Incorporated Documents

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