West Coast Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
3	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
2	23 June 2021	01-21	Rezone 10 Sticht Street, Queenstown from General Residential to General Business	Map
1	19 May 2021	Not applicable	Commencement of LPS under section 35M of the*Land Use Planning and Approvals Act 1993*	Text

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WCO-Local Provisions Schedule Title

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

WCO-Effective Date

WCO-1.2 The effective date for this Local Provisions Schedule is 19 May 2021.

WCO-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

WCO-Particular Purpose Zones

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

WCO-Specific Area Plans

WCO-S1.0 Queenstown Specific Area Plan

WCO-S1.1 Plan Purpose

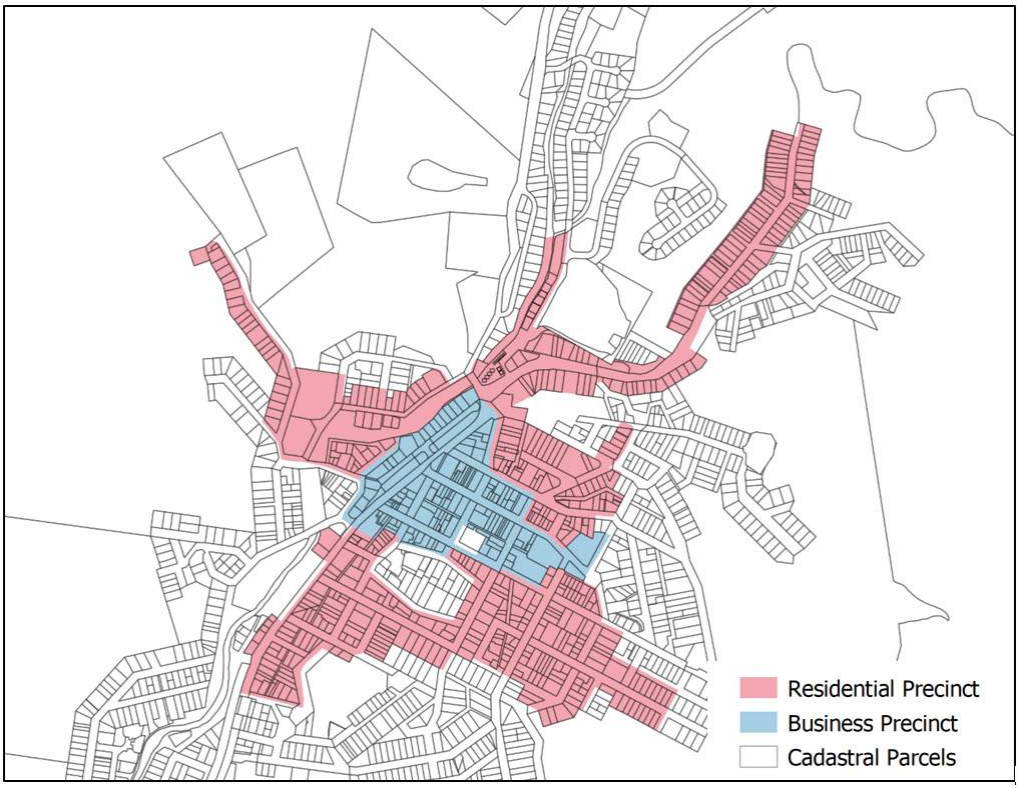
The purpose of the Queenstown Specific Area Plan is:

WCO-S1.1.1	To maintain the established streetscape character of the town through controls on building setbacks and envelopes.

WCO-S1.2 Application of this Plan

WCO-S1.2.1	The specific area plan applies to the area of land designated as Queenstown Specific Area Plan on the overlay maps and Figure WCO-S1.1.
WCO-S1.2.2	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 General Residential Zone and the General Business Zone, as specified in the relevant provision.

Figure WCO-S1.1 Queenstown Specific Area Plan as referenced in clause WCO-S1.2.1



WCO-S1.3 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
WCO-S1.3.1	Residential Precinct - shown on Figure WCO-S1.1.	The local area objectives for the Residential Precinct are: (a) to continue a uniform setback pattern of dwellings and non-residential buildings from a frontage; and (b) to provide for a building setback pattern compatible with the development pattern of the streetscape.
WCO-S1.3.2	Business Precinct - shown on Figure WCO-S1.1.	The local area objective for the Business Precinct is: (a) to provide for buildings to be built to the site frontage and to be a dominant feature in the streetscape.

WCO-S1.4 Definition of Terms

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

WCO-S1.5 Use Table

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

WCO-S1.6 Use Standards

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

WCO-S1.7 Development Standards for Buildings and Works

WCO-S1.7.1 Frontage setback in the Residential Precinct

This clause is in substitution for General Residential Zone - clause 8.4.2 Setbacks and building envelopes for all dwellings, and - clause 8.5.1 A1 and P1, and A2 and P2 Non-dwelling development.

Objective:	That the siting and scale of buildings: (a) provides reasonably consistent separation between buildings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of buildings; (c) provides separation between buildings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions	**Performance Criteria**
A1 Buildings in the Residential Precinct shown in Figure WCO-S1.1, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 2m, or, if the setback from the primary frontage is less than 2m, not less than the setback, from the primary frontage, of any existing building on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing building on the site; and (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.	**P1** A building in the Residential Precinct shown in Figure WCO-S1.1, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback must have a setback from a frontage that is compatible with the streetscape, having regard to: (a) the local area objective; (b) the topography of the site; (c) the established setback from a frontage of existing buildings on the site and adjacent buildings; (d) the design, scale and siting of a proposed building; and (e) the visual prominence of the proposed building facade within the streetscape.
A2 A garage or carport for a dwelling in the Residential Precinct Figure as shown in WCO-S1.1 must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P2** A garage or carport for a dwelling in the Residential Precinct Figure as shown in WCO-S1.1 must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

A3	**P3**
A building in the Residential Precinct, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures WCO-S1.2, WCO-S1.3 and WCO-S1.4) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	The siting and scale of a building in the Residential Precinct shown on Figure WCO-S1.1, must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

Figure WCO-S1.2 Building envelope as required by clause WCO-S1.7.1 A3(a)

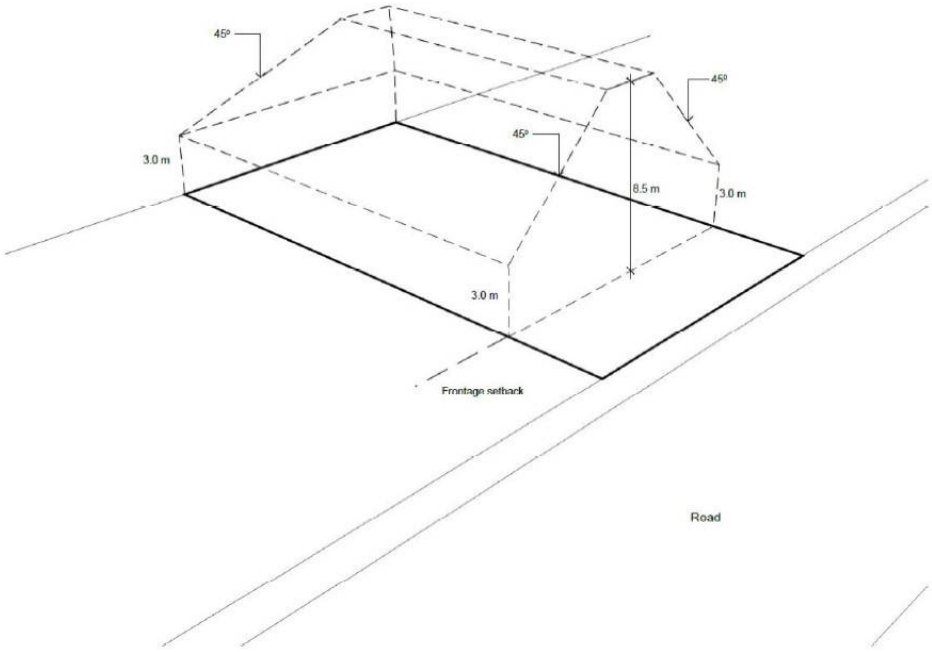


Figure WCO-S1.3 Building envelope for corner lots as required clause WCO-S1.7.1 A3(a)

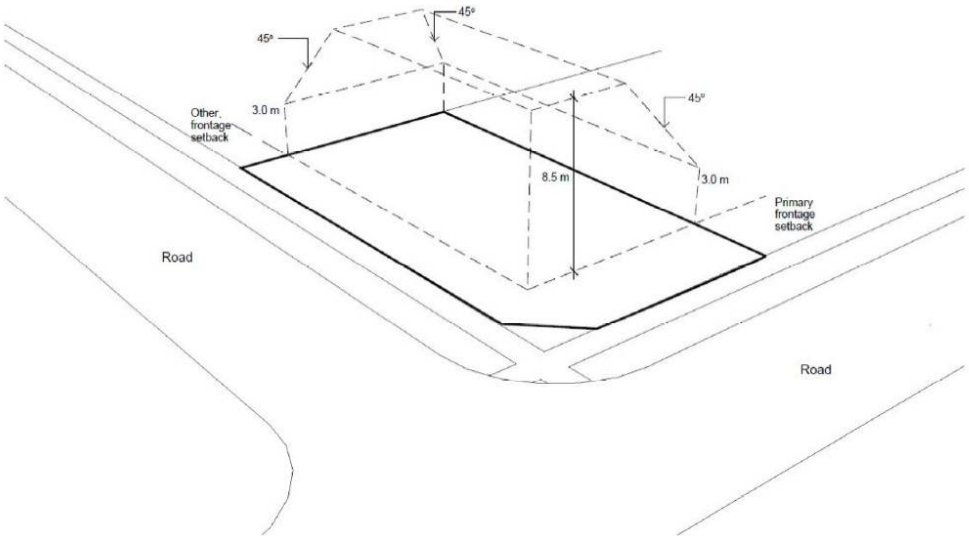
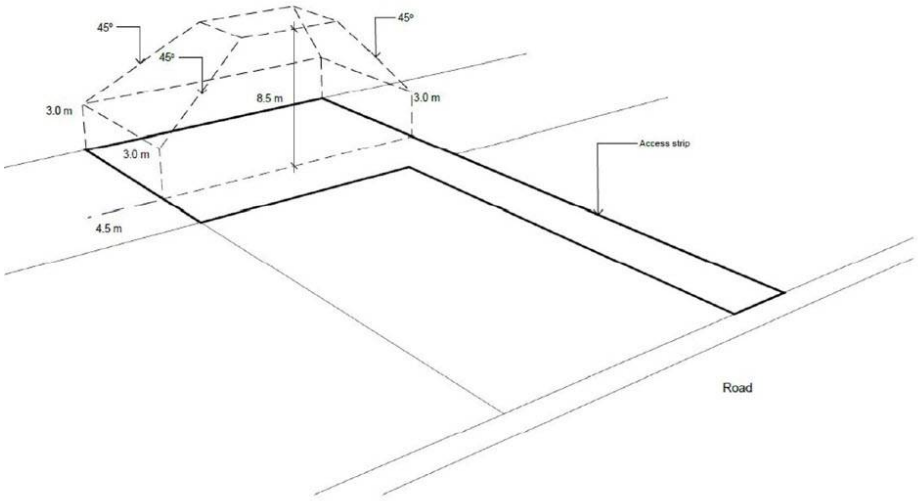


Figure WCO-S1.4 Building envelope for corner lots as required clause WCO-S1.7.1 A3(a)



WCO-S1.7.2 Frontage setback in the Business Precinct

This clause is in substitution for General Business Zone - clause 15.4.2 Setbacks A1 and P1.

Objective:	That building setback: (a) is compatible with the streetscape; and (b) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Buildings in the Business Precinct shown in Figure WCO-S1.1 must be built to the frontage at ground level.	**P1** Buildings in the Business Precinct shown in Figure WCO-S1.1 must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to: (a) the local area objective; (b) the topography of the site; (c) the established setback from a frontage of existing buildings on the site and adjacent buildings; (d) the design, scale and siting of a proposed building; (e) the visual prominence of the proposed building facade within the streetscape; (f) providing small variations in building alignment to break up long facades; and (g) the availability of lighting.

WCO-S1.8 Development Standards for Subdivision

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

WCO-S1.9 Tables

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

WCO-S2.0 Strahan Harbour Specific Area Plan

WCO-S2.1 Plan Purpose

The purpose of the Strahan Harbour Specific Area Plan is:

WCO-S2.1.1	To protect the streetscape character of Strahan when viewed from roads, public places and from within the Strahan Harbour, through controls on building height.

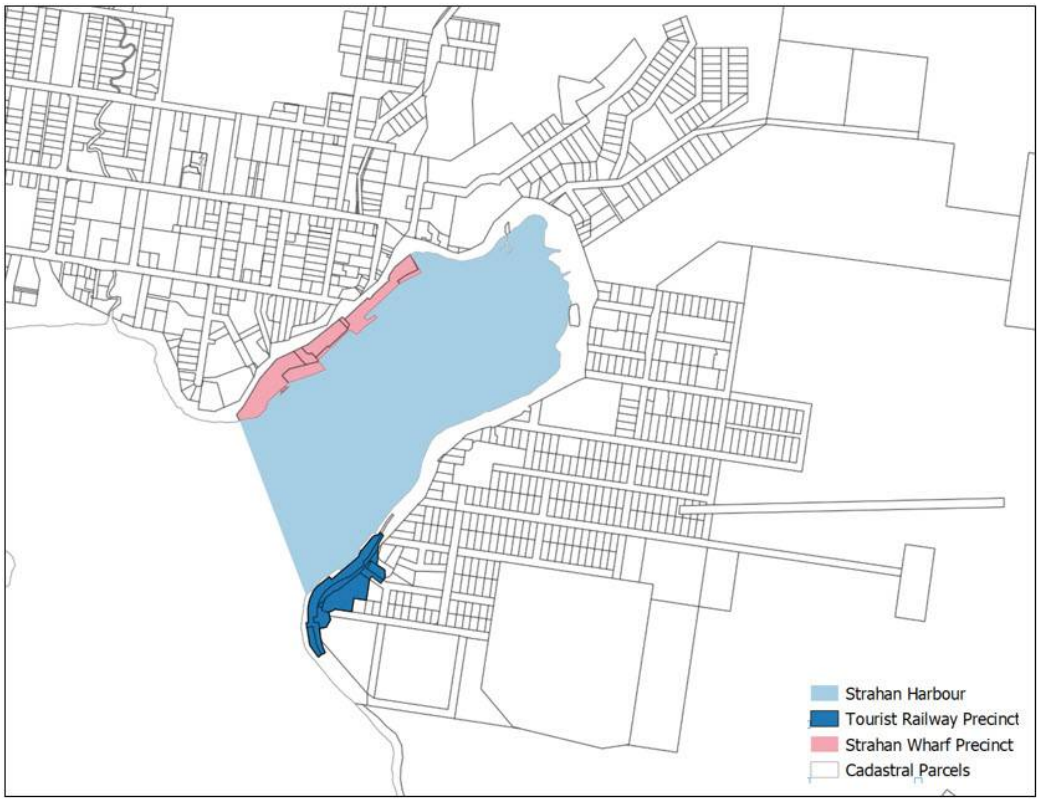
WCO-S2.2 Application of this Plan

WCO-S2.2.1	The specific area plan applies to the area of land designated as Strahan Harbour Specific Area Plan on the overlay maps and shown in Figure WCO-S2.1.
WCO-S2.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions in the Local Business Zone and Rural Zone as specified in the relevant provision.

WCO-S2.3 Local Area Objectives

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

Figure WCO-S2.1 Strahan Harbour Specific Area Plan as referred to in clause WCO-S2.2.1



WCO-S2.4 Definition of Terms

WCO-2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Strahan Harbour	means the body of water identified in Figure WCO-S2.1

WCO-S2.5 Use Table

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

WCO-S2.6 Use Standards

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

WCO-S2.7 Development Standards for Buildings and Works

WCO-S2.7.1 Building height

This clause is in substitution for Local Business Zone - clause 14.4.1 Building height, and Rural Zone - clause 20.4.1 Building height.

Objective:	That building height within the Strahan Wharf Precinct and Tourist Railway Precinct: (a) is compatible with the streetscape and character of the respective Precinct, particularly when viewed from roads, public places and from within the Strahan Harbour; (b) does not cause an unreasonable loss of amenity to adjacent properties; (c) is sympathetic to the bulk and scale of existing buildings in the respective Precinct; and (d) protects important vistas and the visual amenity of Strahan when viewed from within the Strahan Harbour.

Acceptable Solutions	Performance Criteria
A1 Building height must not be more than: (a) 8m in the Strahan Wharf Precinct shown in Figure WCO-S2.1; and (b) 6m in the Tourist Railway Precinct shown in Figure WCO-S2.1.	**P1** Building height in the Strahan Wharf Precinct and the Tourist Railway Precinct must be compatible with the streetscape and character of development on adjacent properties in the respective areas, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the visual prominence of the proposed buildings when viewed from roads, public places and the Strahan Harbour; and (e) any overshadowing of adjoining properties and public places.

WCO-S2.8 Development Standards for Subdivision

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

WCO-S2.9 Tables

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

WCO-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
This table is not used in this Local Provisions Schedule.	-	-	-	-

WCO-Code Lists

WCO-C3.0 Road and Railway Assets Code

WCO-Table C3.1 Other Major Roads

Road	From	To
Anthony Road	Murchison Highway	Zeehan Highway

WCO-C6.0 Local Historic Heritage Code

WCO-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
C6.1.1	Not applicable	Queenstown	Driffield Street	Not applicable	Includes, but not limited to 132985/1, 24419/101 and 134155/1	**Description** Former Mt Lyell Mining & Railway Company, Railway Station Complex, Conservation Area. Current building is recent replacement of that burnt down in 1990s. **Specific Extent** Property ID 1941777 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Site is significant as the railway station complex that was the primary entrance to the town prior to 1935 and has strong historic and social significance.

C6.1.2	Not applicable	Queenstown	Approximately parallel to Driffield Street heading south	Not applicable	Not applicable	**Description** Former Mt Lyell Permanent Way. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Strong associations with the construction and operation of the railway line which formed Queenstown's only transport link with the outside world until 1935. Important element in demonstrating the arrangement and layout of the historic town.
C6.1.3	Not applicable	Queenstown	30 & 32 Penghana Road	Not applicable	10844/1 and 10844/2	**Description** Pair of former Railway Cottages. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Pair of cottages have strong association with the former railway and the lifestyle of railway workers.
C6.1.4	Not applicable	Queenstown	1 Penghana Road (Zeehan Highway)	Not applicable	238475/1	**Description** Former Single Men's Quarters. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with the early twentieth century expansion of the mine and illustrate the lifestyle and facilities provided for single men. Converted to tourist accommodation in 1980s in association with the towns tourist industry.

C6.1.5	Not applicable	Queenstown	Penghana Road	Not applicable	Not applicable	**Description** Mt Lyell Mining & Railway Company Mining Lease. **Specific Extent** Property ID 7772249 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Place of outstanding environmental heritage value which is held in high regard by the local community. The mine is a visual and psychological icon for the people of Queenstown.
C6.1.6	Not applicable	Queenstown	17 Penghana Road - (most northerly Lyell Highway)	Not applicable	24418/1	**Description** Cottage. **Specific Extent** Property ID 5881126 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Victorian Georgian cottage has strong associations with the early period of development of the Mt Lyell Mine and is representative of the lifestyle of early workers.
C6.1.7	Not applicable	Queenstown	15 Penghana Road - North West of Mine Office	Not applicable	243997/1	**Description** Cottage. **Specific Extent** Property ID 5881118 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Italianate cottage is a former Mount Lyell company house and has strong associations with the operations of the historic mine.

C6.1.8	Not applicable	Queenstown	26 Esplanade	Not applicable	214436/10	**Description** Company Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Federation bungalow has strong associations with the Mount Lyell Mine and Railway Company and demonstrates the early expectations and lifestyle of the management personnel.
C6.1.9	Not applicable	Queenstown	2 Esplanade	Not applicable	252457/1	**Description** Mine Manager's Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Large residence built on a grand scale is a fine example of the mid-twentieth century Queenstown bungalow. Within Queenstown the residence is rare for its size, fine workmanship and details.
C6.1.10	Not applicable	Queenstown	28 Esplanade	Comre	208885/8 and 207517/9	**Description** 1917 residence built for the chief Metallurgist. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Large weatherboard residence has strong associations with Mt Lyell as a residence and guest house.
C6.1.11	Not applicable	Queenstown	1 & 3 Jenico Street and Latrobe Street	Not applicable	207010/5, 233951/1 and 160533/3	**Description** Spion Kop. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A local land mark associated with the towns returned soldiers from the Boer War. The hill is also an important sight-seeing vantage point and has become the repository for several pieces of relocated mining equipment.

C6.1.12	Not applicable	Queenstown	9 Penghana Road	Not applicable	126634/1	**Description** Former Flux Quarry. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Strong associations with the earliest periods of operations of the Mount Lyell Mine. It is a well-known local landmark and historic site.
C6.1.13	Not applicable	Queenstown	Off Alfred Street and off Conlan Street	Queenstown Pioneer Cemetary	Not applicable	**Description** Cemetery. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Oldest burial ground in Queenstown – has strong associations with the pioneers of the town.
C6.1.14	Not applicable	Queenstown	4 Lynchford Road, Queenstown	Queenstown Cemetery	156720/1	**Description** Cemetery. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Cemetery has strong associations with 1912 North Lyell Mine disaster. Also contains rare surviving huon pine monuments from early 20th century.
C6.1.15	Not applicable	Queenstown	Queen River	Not applicable	26290/24	**Description** Queen River. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Graphic illustration of the mining base of Queenstown. It is symbolic of the growth of industry in the town.

C6.1.16	Not applicable	Queenstown	Lynchford Road - Off Conlan Street	Not applicable	208512/1 and 211980/1	**Description** Queenstown Golf Course. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Very attractive English picturesque landscape transplanted to the West Coast. It evidences the origins of the local people and the importance of recreational pursuits.
C6.1.17	Not applicable	Queenstown	Rifle range area End of Raggedy Street (now Preston Street)	Not applicable		**Description** Former Brickworks. **Specific Extent** Property ID 5882495 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Provided bricks from 1894 for the two furnace stacks - operated till 1920 providing bricks for majority of masonry buildings in the town.
C6.1.18	Not applicable	Queenstown	Corner Penghana Road and Jakins Street	Not applicable	Not applicable	**Description** Park. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Park established when site was vacated as railway yards after 1965. Part of the northern suburbs construction works coinciding with the peak copper price of the late 1960s.
C6.1.19	Not applicable	Queenstown	Corner Driffield Street and Orr Street, Queenstown	Not applicable	Not applicable	**Description** War Memorial Park. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Represents Queenstown's contribution to both World Wars. The small park a rare item in central Queenstown.

C6.1.20	Not applicable	Queenstown	12-14 Orr Street	Not applicable	12463/4	**Description** Supermarket/Jim Young electrical. **Statement of Local Historic Heritage Significance and Historic Heritage Values** One of first stores in Queenstown. Its layout and arrangements illustrate the size and arrangement of the pioneering stores.
C6.1.21	Not applicable	Queenstown	Powell Street (north side) including MacNamarra St corner and MacNamarra and Mellor Street corner	Not applicable	Not applicable	**Description** F.O. Henry Staff Residence Group. **Specific Extent** Property ID 5878939 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Group of residences have strong associations with F.O. Henry. Group illustrate the paternal managerial style and operation necessities of storekeeping in a mining town.
C6.1.22	Not applicable	Queenstown	1-5 Orr St	Not applicable	225167/1	**Description** Mount Lyell Motor Inn. **Statement of Local Historic Heritage Significance and Historic Heritage Values** One of the oldest buildings in Queenstown and has strong historic associations with the earliest period of development in the town. Hotel is a rare surviving two-storey timber hotel with surviving original fabric particularly in the first floor façade.

C6.1.23	Not applicable	Queenstown	Hunter Street	Not applicable	176067	**Description** Former Dance Hall/Night Club and Caberet flats. **Specific Extent** FR 244312/1 **Statement of Local Historic Heritage Significance and Historic Heritage Values** An interesting combination of fine woodwork details to the front and ground floor and sheet materials to the rear walls. The structure has strong associations with post World War II Queenstown.
C6.1.24	Not applicable	Queenstown	33 Orr Street	Not applicable	109618/1	**Description** Former National Bank of Tasmania. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Two-storey masonry building in the federation free Classical style in a fine architectural composition which incorporates a number of classical motifs in a mannered and ordered way. The only early bank building left in the town.
C6.1.25	Not applicable	Queenstown	Cutten Street	Not applicable	140390/2	**Description** Queenstown Public School. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Interwar functionalist architecture which is rare on the West Coast. It was a major institution in the town and has strong associations for many Queenstown residents.

C6.1.26	Not applicable	Queenstown	53 Orr St	Not applicable	109618/5	**Description** Gaiety hall. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Strong associations with the early lifestyle of Queenstown and the former arrangement and layout of the town.
C6.1.27	Not applicable	Queenstown	13-15 Orr Street	Not applicable	120069/1 and 44672/3	**Description** Queenstown Gentleman's Club **Statement of Local Historic Heritage Significance and Historic Heritage Values** Original offices of the Mt Lyell Standard, Queenstown's local newspaper from 1896 to 1902. After this it became the Queenstown Club. Current building constructed most likely in early 20th century.
C6.1.28	Not applicable	Queenstown	34 Esplanade (off Preston Street)	Not applicable	231708/1	**Description** Residence (former hospital). **Statement of Local Historic Heritage Significance and Historic Heritage Values** Italianate residence occupies a landmark position in the town and exhibits fine timber and architectural details. Constructed as a residence in 1896, it was used as a hospital when Penghana Town burnt down in 1896.

C6.1.29	Not applicable	Queenstown	45 Bowes Street	Not applicable	244782/12	**Description** Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Substantial residence is rare quality private home exhibiting consistent architectural style from the exterior to the interior and details. Rare architectural composition in Queenstown and on the West Coast.
C6.1.30	Not applicable	Queenstown	Sticht Street - outside Former Council Chambers	Not applicable	Not applicable	**Description** Original Street Lamps **Statement of Local Historic Heritage Significance and Historic Heritage Values** Rare element of early arrangement of Queenstown streets and graphically illustrates the technology and style of the early township.
C6.1.31	Not applicable	Queenstown	Driffield Street (opposite Sticht St)	Not applicable	Not applicable	**Description** Miners Siding. **Specific Extent** Property ID 7483711 **Statement of Local Historic Heritage Significance and Historic Heritage Values** A local monument which has significance to the people of Queenstown especially those who helped in its construction. It attempts to represent the railway and mining history in the historic railway precinct.
C6.1.32	Not applicable	Strahan	9 Innes Street	Not applicable	210836	**Description** Birch Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An interesting modesty dwelling in the Victorian Georgian style associated with the historic development of the area and its policing requirements.

C6.1.33	Not applicable	Strahan	7 Innes Street	Not applicable	164522/1	**Description** Police Superintendents Office. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An unusual small architectural composition. The office of the area Superintendent of police - A remarkable assemblage of joinery details.
C6.1.34	Not applicable	Strahan	2 Bay Street	Not applicable	Not applicable	**Description** Strahan Public School. **Specific Extent** Property ID 5985152 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Representative of the InterWar Art Deco style school building. It is classical in its symmetry, horizontality and façade emphatic treatment to the entrance.
C6.1.35	Not applicable	Strahan	9 Esplanade	Not applicable	197341/1	**Description** Railway Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Part of Zeehan-Strahan railway works. It is an example of the simple railway related architecture.
C6.1.36	Not applicable	Strahan	1 Harold Street	Not applicable	101363/1 and 54659/1	**Description** The Royal Bank of Avram. **Statement of Local Historic Heritage Significance and Historic Heritage Values** One of a pair, it is an interesting townscape element.

C6.1.37	Not applicable	Strahan	3 Harold Street	Not applicable	235798/1	**Description** AB Divers Inn now Lolly shop. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A component of vestigial streetscape. One of pair which display similar characteristics - interesting example of corrugated iron and pressed metal as an external cladding.
C6.1.38	Not applicable	Strahan	1 Innes Street West	Not applicable	224170/4	**Description** "Manuka" Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Demonstrates the process of evolution and gentrification common to the original frontier style corrugated iron dwellings.
C6.1.39	Not applicable	Strahan	21-25 Esplanade	Not applicable	224710/5	**Description** Strahan Council Chambers. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An impressive streetscape component. A structure of considerable historic and aesthetic quality. Associated with the turn of the century boom period. A fine representative of the Victorian Free Classical style.
C6.1.40	Not applicable	Strahan	29-37 Esplanade	Not applicable	72499/1	**Description** Strahan Newsagency. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with the early trading and merchant pattern in Strahan.

C6.1.41	Not applicable	Strahan	29-37 Esplanade	Not applicable	222814/1	**Description** Fabulous Food Store. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with the early trading and merchant pattern in Strahan.
C6.1.42	Not applicable	Strahan	Esplanade	Not applicable	Not applicable	**Description** Anzac memorial Park and War Memorial. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Monument commemorating the Strahan dead during first and second world wars. An area of reclaimed land in 1890s dedicated to public open space.
C6.1.43	Not applicable	Strahan	69 Esplanade	Not applicable	Not applicable	**Description** People's Park Botanical Reserve (incl. Hogarth Falls). **Specific Extent** Property ID 5985582 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Historic public open space which demonstrates an early appreciation of the beauties of the natural landscape. A significant public space and natural bushland area.
C6.1.44	Not applicable	Strahan	Esplanade	Not applicable	Not applicable	**Description** Gabled roofed corrugated iron shed (partially demolished). **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with Union Steamship Company and the boom period of Strahan.

C6.1.45	Not applicable	Strahan	Esplanade	Not applicable	Not applicable	**Description** Risby's Jetty (demolished - some pylons remain). **Statement of Local Historic Heritage Significance and Historic Heritage Values** Was built mainly of Huon Pine and was associated with Risby's sawmill.
C6.1.46	Not applicable	Strahan	Esplanade	Not applicable	143909/1	**Description** Marine Board and Main Wharf **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with the growth of the importance of the port and the development of the railways. Modified beyond recognition of historic elements.
C6.1.47	Not applicable	Strahan	Foreshore	Not applicable	Not applicable	**Description** Former railway line connection between Zeehan government line and the Mt Lyell line. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Significant historic foreshore element. Remaining segments now utilised as foreshore walkway.
C6.1.48	Not applicable	Strahan	12 Esplanade	Not applicable	Not applicable	**Description** Morrisons Huon Pine Saw Mill. **Specific Extent** Property ID 1820123 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Sole remnant of a number of working sawmills which once characterised the waterfront.

C6.1.49	Not applicable	Strahan	12 Esplanade	Not applicable	Not applicable	**Description** Backleg Crane. **Specific Extent** Property ID 1820123 **Statement of Local Historic Heritage Significance and Historic Heritage Values** The backleg crane is a rare survivor of the former machinery which once dotted the foreshore.
C6.1.50	Not applicable	Strahan	Esplanade	Not applicable	Not applicable	**Description** Former Strahan wharfs and r piles. **Specific Extent** Property ID 1730822 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Modified beyond recognition through wharf redevelopment and extension.
C6.1.51	Not applicable	Strahan	90 Harvey Street	Not applicable	7413/1	**Description** Western Softwoods Sawmill. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Operating sawmill typical of sawmills that characterised the town.
C6.1.52	Not applicable	Strahan	Harvey Street opposite Prangley Street	Not applicable	Not applicable	**Description** Former Strahan Abattoir. **Specific Extent** Property ID 3119904 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Indicates the extent of the township's past self-sufficiency.

C6.1.53	Not applicable	Strahan	Harvey Street - outside Abattoir	Not applicable	Not applicable	**Description** Conveyor. **Specific Extent** Property ID 3119904 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Coal loader which was part of equipment at Regatta Point associated with the steam era.
C6.1.54	Not applicable	Strahan	5 Sarson Close - off Ocean Beach Road	Not applicable	154401/8	**Description** Strahan Lodge. Ex Gormanston mine managers residence residence transported to site. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Substantial and attractive weatherboard residence of regency and Italianate features.
C6.1.55	Not applicable	Strahan	61 Harvey Street	Not applicable	212846/11	**Description** Harvey Street Group. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Part of an ensemble of residences associated with the Strahan - Zeehan railway line.
C6.1.56	Not applicable	Strahan	63 Harvey Street	Not applicable	212845/10	**Description** Harvey Street Group **Statement of Local Historic Heritage Significance and Historic Heritage Values** Part of an ensemble of residences associated with the Strahan - Zeehan railway line.

C6.1.57	Not applicable	Strahan	2 Pontifex Street	Not applicable	220718/27	**Description** Pontifax Street Group. Former engine drivers houses. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Victorian Italianate cottages associated with the Strahan - Zeehan Government railway line.
C6.1.58	Not applicable	Strahan	4 Pontifex Street	Not applicable	112225/26	**Description** Pontifax Street Group. Former engine drivers houses. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Victorian Italianate cottages associated with the Strahan - Zeehan Government railway line.
C6.1.59	Not applicable	Strahan	6 Pontifex Street	Not applicable	56847/25	**Description** Pontifax Street Group. Former engine drivers houses. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Victorian Italianate cottages associated with the Strahan - Zeehan Government railway line.
C6.1.60	Not applicable	Strahan	61 Meredith Street	Not applicable	104238/1	**Description** Sawmill Relic **Statement of Local Historic Heritage Significance and Historic Heritage Values** Remnant of the steam engine which powered the former Pine Export Company sawmill.

C6.1.61	Not applicable	Strahan	59 Meredith Street	Not applicable	81767/1	**Description** Cottage and rear Outbuildings. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with former Grinings sawmill. Good example of a simple gable and skillion roof with picturesque outbuilding.
C6.1.62	Not applicable	Strahan	4 Harvey Street	Not applicable	93327/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A significant streetscape element.
C6.1.63	Not applicable	Strahan	6 Harvey Street	Not applicable	220729/14	**Description** Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A fine example of a Victorian Italianate style with particularly fine and unusual detailing and joinery. A significant streetscape element.
C6.1.64	Not applicable	Strahan	11 Harvey Street	Not applicable	222336/1	**Description** Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Example of a vernacular cottage in federation Italianate style.

C6.1.65	Not applicable	Strahan	6 Lynch Street	Not applicable	164927/1	**Description** Double Fronted Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A significant example of the vernacular Victorian Regency style. Associated with the Marine Board and the importance of Strahan Harbour. A significant townscape and cliffscape element.
C6.1.66	Not applicable	Strahan	8 Lynch Street	Not applicable	39703/1	**Description** Former Marine Board House. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An elaborately decorated Victorian Italianate style. A significant townscape and cliffscape element. Associated with the Marine Board and the importance of Strahan as a port.
C6.1.67	Not applicable	Strahan	10 Innes Street	Not applicable	137470/1	**Description** "Neath" Residence Behind shop. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Representative vernacular Victorian Italianate style.
C6.1.68	Not applicable	Strahan	24 Fraser Street	Not applicable	63219/1	**Description** "Wiamatie" Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** The original F.O. Henry residence originally located behind the pioneer store. An example of a relocated home which is a practice common in the area. A Georgian vernacular cottage.

C6.1.69	Not applicable	Strahan	3-5 Hurst Street	Not applicable	244325/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A vernacular Victorian Regency cottage. A cottage constructed of combined materials which illustrate the frontier nature of the settlement.
C6.1.70	Not applicable	Strahan	1 Hurst Street	Not applicable	208886/6	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A simple late Victorian Italianate cottage with unusual timber details.
C6.1.71	Not applicable	Strahan	39 Lynch Street	Not applicable	233444/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A residence associated with the Grining family, an historic Strahan family. A simple vernacular cottage in the Victorian Regency style.
C6.1.72	Not applicable	Strahan	41 Lynch Street	Not applicable	36318/1 and 214718/8	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A former private hospital operated by a midwife.
C6.1.73	Not applicable	Strahan	47 Lynch Street	Not applicable	232914/1	**Description** Bow Fronted Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An interesting vernacular Victorian Italianate style villa (similar to Neath).

C6.1.74	Not applicable	Strahan	51 Lynch Street	Not applicable	224709/1	**Description** Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A residence constructed for the manager of the Union Steamship Company. An interesting Victorian Free Classical style.
C6.1.75	Not applicable	Strahan	17 Reid Street	Not applicable	82866/8	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Simple vernacular georgian style cottage with a number of original features.
C6.1.76	Not applicable	Strahan	2 Reid Street and 4 Reid Street	Not applicable	249601/6	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A distinctive and unusual vernacular Italianate style cottage with elaborate timber detailing. A significant cliffscape element.
C6.1.77	Not applicable	Strahan	71 Esplanade	Not applicable	205527/2	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An unusual vernacular style with transitional regency elements. This cottage demonstrates the development of architectural styles based on simple cottage forms.

C6.1.78	Not applicable	Strahan	73 Esplanade	Not applicable	233411/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A characteristic symmetrical Georgian vernacular residence. This cottage is a significant streetscape element.
C6.1.79	Not applicable	Strahan	7-9 Vivian Street	Not applicable	223745/1	**Description** Cottage. Vernacular Italianate jerkinhead gable style.
C6.1.80	Not applicable	Strahan	75 Esplanade, Lot 2 Esplanade, Flat 1 & 2 79 Esplanade, and 77 Esplanade	Not applicable	243227/1	**Description** Franklin Manor. **Statement of Local Historic Heritage Significance and Historic Heritage Values** A grand residence associated with the first Master Warden of Strahan, Captain Edward Miles. One of only two private mansions of the region. A fine example of Victorian Rustic Gothic.
C6.1.81	Not applicable	Strahan	2 Vivian Street	Not applicable	232672/5	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Vernacular Italianate with a number of decorative features characteristic of the township. Associated with F.O. Henry enterprise.
C6.1.82	Not applicable	Strahan	5 Vivian Street	Not applicable	232183/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Vernacular cottage in varied forms showing the buildings growth and evolution in a picturesque setting.

C6.1.83	Not applicable	Strahan	Lodder Street	Not applicable	127682/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Demonstrates use of readily available materials in Victorian Georgian cottage form. Also illustrates importance of facade treatment as demonstration of gentrification.
C6.1.84	Not applicable	Strahan	1-3 Featherstone Street	Not applicable	231491/1	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Simple vernacular Victorian cottage style - demonstrates early lifestyles of the area.
C6.1.85	Not applicable	Strahan	5 Featherstone Street	Not applicable	216177/4	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Simple vernacular 1890 cottage originally built in Trafford Street.
C6.1.86	Not applicable	Strahan	83 Esplanade	Not applicable	210945/8	**Description** Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** The former cottage hospital for the district. This large residence has important historic association and considerable aesthetic quality expressing several phases of its life. Victorian Free Classical Eclectic style.

C6.1.87	Not applicable	Strahan	8 Harrison Street	Not applicable	132803/2	**Description** Residence. **Statement of Local Historic Heritage Significance and Historic Heritage Values** An interesting vernacular interpretation of the Victorian Free Classical style. An important skyline element.
C6.1.88	Not applicable	Strahan	Esplanade, Regatta Point	Not applicable	Not applicable	**Description** Regatta Point Wharf. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Wharf was terminus of the Mt Lyell Railway and was the trans shipment point for all ore from Mt Lyell mine. A key element of the Strahan waterfront. Regatta Point Wharf is an historical foreshore element.
C6.1.89	Not applicable	Strahan	The Esplanade	Not applicable	168848/1	**Description** Former Regatta Point Turntable. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Of high archaeological potential. Historical association with Mt Lyell Railway and Regatta Point wharf complex operations.
C6.1.90	Not applicable	Strahan	115 Esplanade	Not applicable	8463/4	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Simple cottage in Mt Lyell railway Victorian vernacular Georgian style. Component of a circle of railway cottages for the Mt Lyell Company at Regatta Point.

C6.1.91	Not applicable	Strahan	119 Esplanade	Not applicable	8463/2	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Stylish cottage in Mt Lyell railway vernacular Victorian regency style. Component of a circle of railway cottages for the Mt Lyell Company at Regatta Point.
C6.1.92	Not applicable	Strahan	117 Esplanade	Not applicable	8463/3	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Simple cottage in Mt Lyell railway vernacular Victorian Georgian style. Component of a circle of railway cottages for the Mt Lyell Company at Regatta Point.
C6.1.93	Not applicable	Strahan	Bromley Street	Not applicable	Not applicable	**Description** Cemetery. **Specific Extent** Property ID 7271743 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Developed on high, not waterlogged land, thought to contain bodies of many shipwreck victims as well as pioneers and prominent citizens.
C6.1.94	Not applicable	Strahan	Esplanade	Not applicable	Not applicable	**Description** Former Pyritic Ore Wharf. **Specific Extent** Property ID 7759626 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Little is known about the wharf except that it was the trans-shipment point for Pyritic ore.

C6.1.95	Not applicable	Strahan	Permanent Way	Not applicable	Includes 243143/3	**Description** Mt Lyell Abt Railway Formation. **Specific Extent** Property ID 7759626 and 5990904 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Opened in 1899 when Teepookana trans-shipment location was relocated to Regatta Point.
C6.1.96	Not applicable	Strahan	Regatta Point Wharf	Not applicable	Not applicable	**Description** Mobile Steam Crane. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Steam crane No 387, Grafton and company engineers of Bedford England. Relocated from Teepookana.
C6.1.97	Not applicable	Strahan	32 Andrew Street	Not applicable	234771/1	**Description** Residence. Former Strahan bakery. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Combined bakery and residence represents early town self-contained period. Significant and attractive streetscape element.
C6.1.98	Not applicable	Strahan	3 Henry Street	Not applicable	54984/25	**Description** Cottage. **Statement of Local Historic Heritage Significance and Historic Heritage Values** Modest Victorian Georgian style residence.

C6.1.99	Not applicable	Strahan	Foreshore south of Bay Street	Not applicable	Not applicable	**Description** West Strahan Piers. **Specific Extent** Property ID 5985961 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Associated with development of the Strahan-Zeehan railway. Piers are aesthetically pleasing elements along the shoreline.
C6.1.100	Not applicable	Strahan	The Esplanade	Not applicable	Not applicable	**Description** Megasol Products Pine Oil Distillery - West Coast Fisheries. **Specific Extent** Property ID 5985953 **Statement of Local Historic Heritage Significance and Historic Heritage Values** Historically a prime industrial site of Strahan - Initially pine oil distillery site and later a crayfish and fish farm products.
C6.1.101	Not applicable	Gormanston	Off Lyell Highway (Gormanston)	Not applicable	PID 7772249	**Description** Iron Blow. **Specific Extent** Property ID 7772249
C6.1.102	Not applicable	Gormanston	Lyell Highway (East Queenstown)	Not applicable	Not applicable	**Description** Lyell Highway and Monument opposite Iron Blow Road. **Specific Extent** Lat 42.07621 & Long 145.58839
C6.1.103	Not applicable	Gormanston	Off Lyell Highway (south side)	Not applicable	Not applicable	**Description** Gormanston. **Specific Extent** Centroid - Lat 42.07376 & Long 145.59821

C6.1.104	Not applicable	Macquaire Heads	Macquarie Harbour	Not applicable	Not applicable	**Description** The only entrance to Macquarie Harbour and the West Coast until the 20th Century. **Specific Extent** Property ID 7192666 **Statement of Local Historic Heritage Significance and Historic Heritage Values** The symbolic point of arrival for the convicts sent to Sarah Island.
C6.1.105	Not applicable	Macquarie Harbour	Macquarie Harbour	Not applicable	Not applicable	**Description** Mosquito Bay Camp. **Specific Extent** Part Property ID 7192666 **Statement of Local Historic Heritage Significance and Historic Heritage Values** A traditional local holiday resort important local resource often involves single sex camps and hunting fishing parties.
C6.1.106	Not applicable	Smith's Cove	Macquarie Harbour	Not applicable	Not applicable	**Description** Location of the early transient Strahan settlement.
C6.1.107	Not applicable	Teepookana	King River and Mt Lyell Junction	Not applicable	137525/1	**Description** Was Mt Lyell mine trans-shipment location from 1896 until closed in 1899 when trans-shipment was relocated to Regatta Point.

WCO-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
C6.2.1	Queenstown	Main Streets Local Heritage Precinct	**Description** Orr and Drifield Streets **Statement of Local Historic Heritage Significance** Rare largely intact turn of the early 20th century post and awning streetscape which exhibits to an unusual degree the frontier origins of the town and its adaptation to the prevailing climate. Contains a number of buildings notable for their fine architecture as well as rare nineteenth century timber hotels and large and small retail premises with distinctive spatial qualities and facades. **Design Criteria / Conservation Policy** There are no design criteria or conservation policies for this precinct.
C6.2.2	Queenstown	North Queenstown Local Heritage Precinct	**Description** Wilsdon Street north of Glover Creek, including Huxley Crescent, Jukes Crescent and Darwin Crescent. **Statement of Local Historic Heritage Significance** Residential precinct is a modern (1960s) equivalent of the garden suburb. General character adds uniformity of style and materials by its uniformity of scale and setting results in modern precinct in harmony with the historic town. **Design Criteria / Conservation Policy** There are no design criteria or conservation policies for this precinct.

WCO-Table C6.3 Local Historic Landscape Precincts

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

WCO-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 Provisions Schedule				

WCO-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 Provisions Schedule							

WCO-C8.0 Scenic Protection Code

WCO-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 Provisions Schedule				

WCO-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule			

WCO-C11.0 Coastal Inundation Hazard Code

WCO-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
Granville Harbour	0.8	1.8	2.4	2.1
Strahan	0.7	1.9	2.5	2.2
Trial Harbour	0.8	1.8	2.4	2.1
West Coast	0.8	1.8	2.4	2.1
All other locations	0.8	1.9	2.5	2.2

WCO-Applied, Adopted or Incorporated Documents

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