

**TASMANIAN PLANNING SCHEME**  
**BREAK O'DAY LOCAL PROVISIONS SCHEDULE**  
**DRAFT AMENDMENT**

Under section 35KB (1) of the *Land Use Planning and Approvals Act 1993*, the Tasmanian Planning Commission directed the Break O'Day planning authority to prepare draft amendments under Part 3B of the Act, of the Break O'Day Local Provisions Schedule (LPS).

**DRAFT AMENDMENT 01/23**

**1.0 89 Upper Scamander Road, Scamander folios of the Register 184514/1, 184514/2, 141750/1, 137864/1 and 26754/1**

1.1 Apply the Rural Zone to the following property at Scamander as shown in Figure 1 below:

- a. 89 Upper Scamander Road, Scamander folios of the Register 184514/1, 184514/2, 141750/1 and 137864/1 (including the intersecting reserved road) as shown in Figure 1 below:



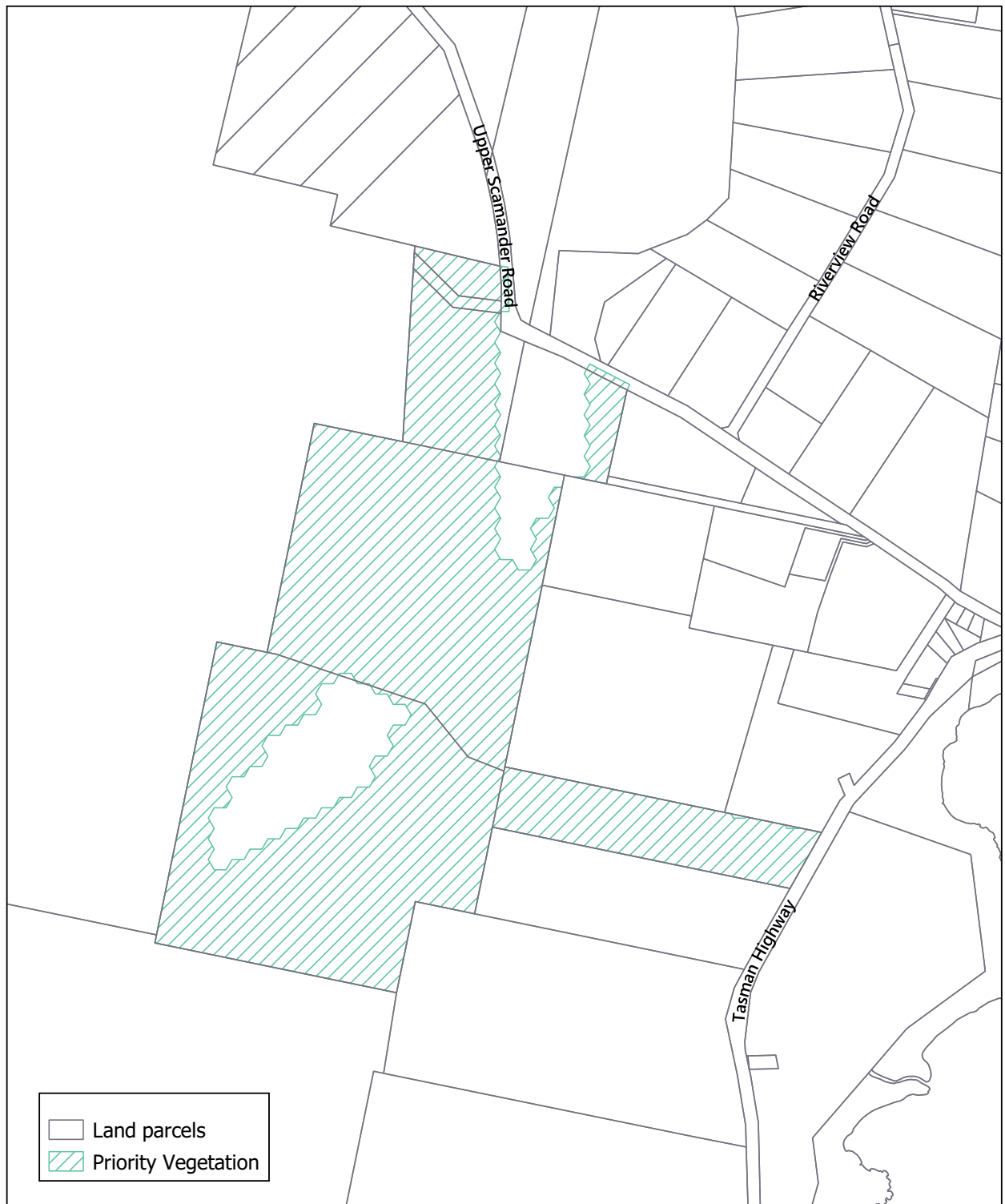
*Figure 1 – Draft Amendment 01.1-23- Application of the Rural Zone at Scamander*

- 1.2 Apply the Landscape Conservation Zone to the following property at Scamander as shown in Figure 2 below:
- a. 89 Upper Scamander Road, Scamander folio of the Register 26754/1



*Figure 2 – Draft Amendment 01.2-23 - Application of the Landscape Conservation Zone at Upper Scamander Road, Scamander*

- 1.3 Apply the Priority Vegetation Area overlay to the following properties at Scamander as shown in Figure 3 below:
- a. 89 Upper Scamander Road, Scamander folios of the Register 137864/1, 184514/1, 184514/2, 141750/1 and 26754/1 (including the intersecting reserved road)



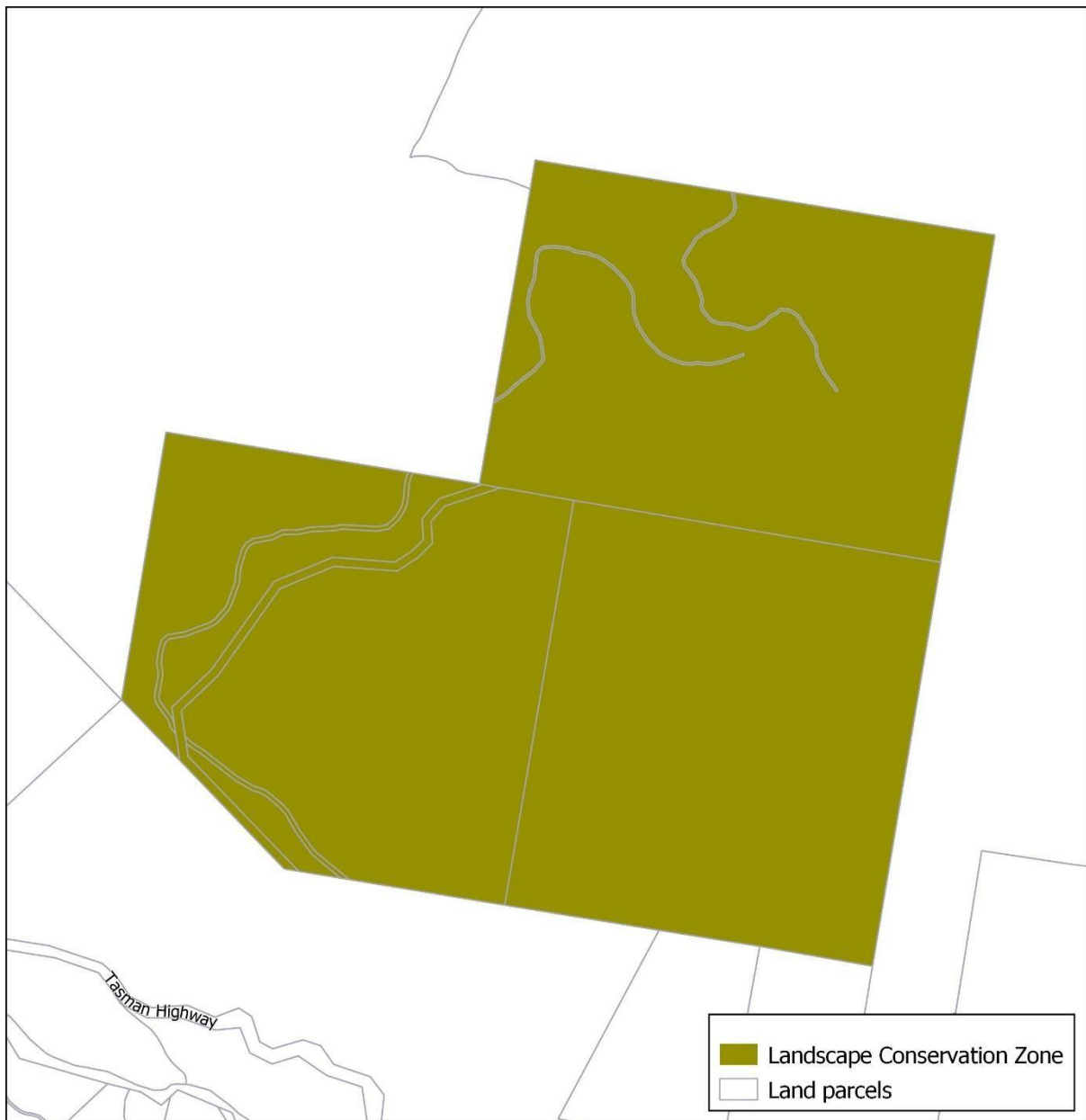
*Figure 3 – Draft Amendment 01.3-23 - Application of the Priority Vegetation Area overlay at Upper Scamander Road, Scamander*

**DRAFT AMENDMENT 02/23**

**2.0 Tasman Highway, Weldborough folios of the Register 228407/1, 236471/1 and 236472/1**

2.1 Apply the Landscape Conservation Zone to the following property at Weldborough as shown in Figure 4 below:

- a. Tasman Highway, Weldborough folios of the Register 228407/1, 236471/1 and 236472/1 including the intersecting reserved roads and Crown land



*Figure 4 – Draft Amendment 02-23 - Application of the Landscape Conservation Zone at Tasman Highway, Weldborough*

**DRAFT AMENDMENT 03/23**

**3.0 180 Gillies Road, St Marys folios of the Register 120232/1, 206762/1 and 120054/1**

3.1 Apply the Landscape Conservation Zone to the following property at St Marys as shown in Figure 5 below:

- a. 180 Gillies Road, St Marys folios of the Register 120232/1, 206762/1 and 120054/1 including the intersecting reserved roads



*Figure 5 – Draft Amendment 03-23 - Application of the Landscape Conservation Zone at Gillies Road, St Marys*

## **DRAFT AMENDMENT 04/23**

### **4.0 Bay Close, Binalong Bay Road and Sunshine Court, St Helens**

4.1 Apply the Rural Living Zone (subdivision category A) to the following properties at Bay Close, Binalong Bay Road and Sunshine Court, St Helens as shown in Figure 6 below:

- a. 1 Bay Close, St Helens folio of the Register 38962/1;
- b. 2 Bay Close, St Helens folio of the Register 38962/2;
- c. 3 Bay Close, St Helens folio of the Register 38962/3;
- d. 4 Bay Close, St Helens folio of the Register 38962/4;
- e. 5 Bay Close, St Helens folio of the Register 38962/5;
- f. LGA Subdivision Road Bay Close, St Helens folio of the Register 38962/7;
- g. 484 Binalong Bay Road, St Helens folio of the Register 152563/0;
- h. 4 Sunshine Court, St Helens folio of the Register 38962/26;
- i. 6 Sunshine Court, St Helens folio of the Register 38962/25;
- j. 8 Sunshine Court, St Helens folio of the Register 38962/24;
- k. Footway Sunshine Court, St Helens folio of the Register 38962/30;
- l. 4 Sunshine Court, St Helens folio of the Register 38962/26;
- m. 11 Sunshine Court, St Helens folio of the Register 38962/8;
- n. 13 Sunshine Court, St Helens folio of the Register 38962/9;
- o. 16 Sunshine Court, St Helens folio of the Register 38962/23;
- p. 18 Sunshine Court, St Helens folio of the Register 38962/22;
- q. 20 Sunshine Court, St Helens folio of the Register 38962/21;
- r. 22 Sunshine Court, St Helens folio of the Register 38962/20;
- s. 23 Sunshine Court, St Helens folio of the Register 38962/10;
- t. 24 Sunshine Court, St Helens folio of the Register 38962/19;
- u. 25 Sunshine Court, St Helens folio of the Register 38962/11;
- v. 26 Sunshine Court, St Helens folio of the Register 38962/18;
- w. 27 Sunshine Court, St Helens folio of the Register 38962/12;
- x. 28 Sunshine Court, St Helens folio of the Register 38962/17;
- y. 29 Sunshine Court, St Helens folio of the Register 38962/13;
- z. 30 Sunshine Court, St Helens folio of the Register 38962/16;
- aa. 32 Sunshine Court, St Helens folio of the Register 38962/15;
- bb. 36 Sunshine Court, St Helens folio of the Register 38962/14; and
- cc. LGA Subdivision Road Sunshine Court, St Helens folio of the Register 38962/29.

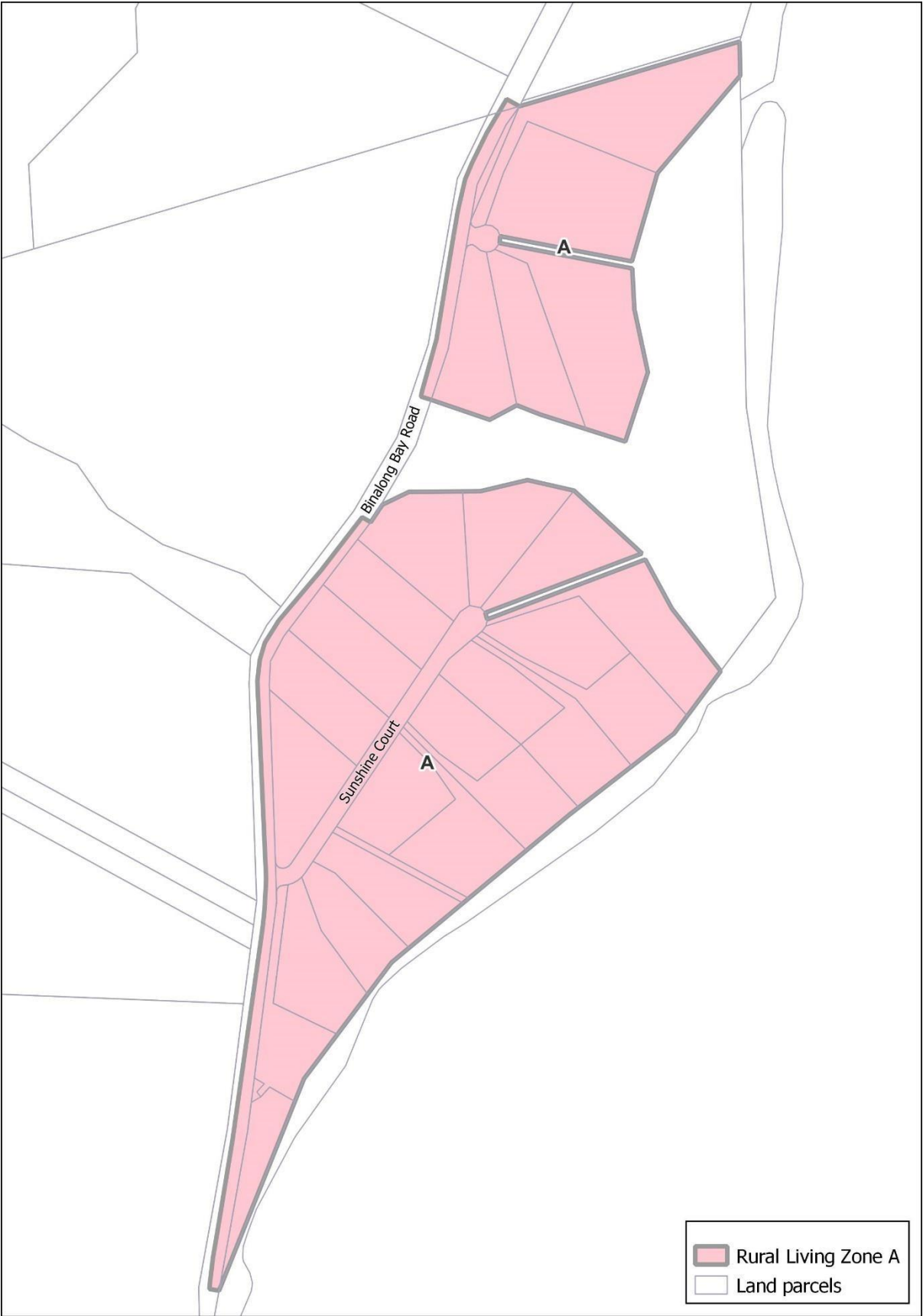


Figure 6 – Draft Amendment 04-23 - Application of the Rural Living Zone at Bay Close, Binalong Bay Road and Sunshine Court, St Helens

## DRAFT AMENDMENT 05/23

### 5.0 Heritage Road, St Helens

5.1 Apply the Rural Living Zone (subdivision category C) to the following properties at Heritage Road, St Helens as shown in Figure 7 below:

- a. 5 Heritage Road, St Helens folio of the Register 36169/1;
- b. 13 Heritage Road, St Helens folio of the Register 36169/2;
- c. 18 Heritage Road, St Helens folios of the Register 130597/1 and 130597/2;
- d. 25 Heritage Road, St Helens folio of the Register 36169/3;
- e. 27 Heritage Road, St Helens folio of the Register 39520/1;
- f. 30 Heritage Road, St Helens folio of the Register 156294/3;
- g. 32 Heritage Road, St Helens folio of the Register 110059/2;
- h. 33 Heritage Road, St Helens folio of the Register 39520/2;
- i. 34 Heritage Road, St Helens folio of the Register 110059/3;
- j. 35 Heritage Road, St Helens folio of the Register 39520/3;
- k. 45 Heritage Road, St Helens folio of the Register 39520/4;
- l. 53 Heritage Road, St Helens folio of the Register 39520/5;
- m. 54 Heritage Road, St Helens folio of the Register 110059/4;
- n. 56 Heritage Road, St Helens folio of the Register 154684/5;
- o. 57 Heritage Road, St Helens folio of the Register 39520/6;
- p. 58 Heritage Road, St Helens folio of the Register 154684/6;
- q. 78 Heritage Road, St Helens folio of the Register 154684/7;
- r. Heritage Road, St Helens folio of the Register 156294/2; and
- s. road reservation to road centreline.

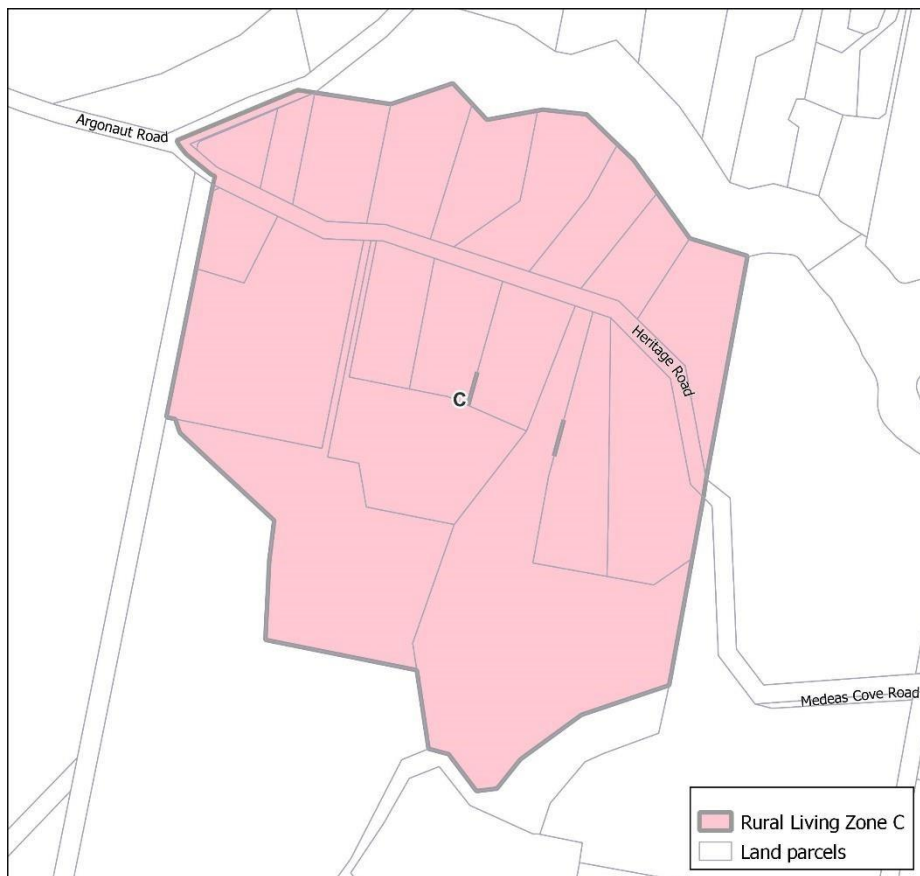


Figure 7 – Draft Amendment 05-23 - Application of the Rural Living Zone at Heritage Road, St Helens



## **DRAFT AMENDMENT 06/23**

### **6.0 Seabreeze Court, Beaumaris**

6.1 Apply the Rural Living Zone (subdivision category C) to the following properties at Seabreeze Court, Beaumaris as shown in Figure 8 below:

- a. 4 Seabreeze Court, Beaumaris folio of the Register 148628/1;
- b. 6 Seabreeze Court, Beaumaris folio of the Register 148628/2;
- c. 9 Seabreeze Court, Beaumaris folio of the Register 148628/6;
- d. 11 Seabreeze Court, Beaumaris folio of the Register 148628/5;
- e. 12 Seabreeze Court, Beaumaris folio of the Register 148628/3;
- f. Seabreeze Court, Beaumaris folio of the Register 148628/4;
- g. 107 Tasman Highway, Beaumaris folio of the Register 138498/1;
- h. 115 Tasman Highway, Beaumaris folio of the Register 141808/2;
- i. 133 Tasman Highway, Beaumaris folio of the Register 233427/1;
- j. 135 Tasman Highway, Beaumaris folio of the Register 22607/2;
- k. 137 Tasman Highway, Beaumaris folio of the Register 138198/1;
- l. 141 Tasman Highway, Beaumaris folio of the Register 62113/29;
- m. 143 Tasman Highway, Beaumaris folio of the Register 62113/28; and
- n. Part of LGA Subdivision Road Seabreeze Court, Beaumaris folio of the Register 148628/100.

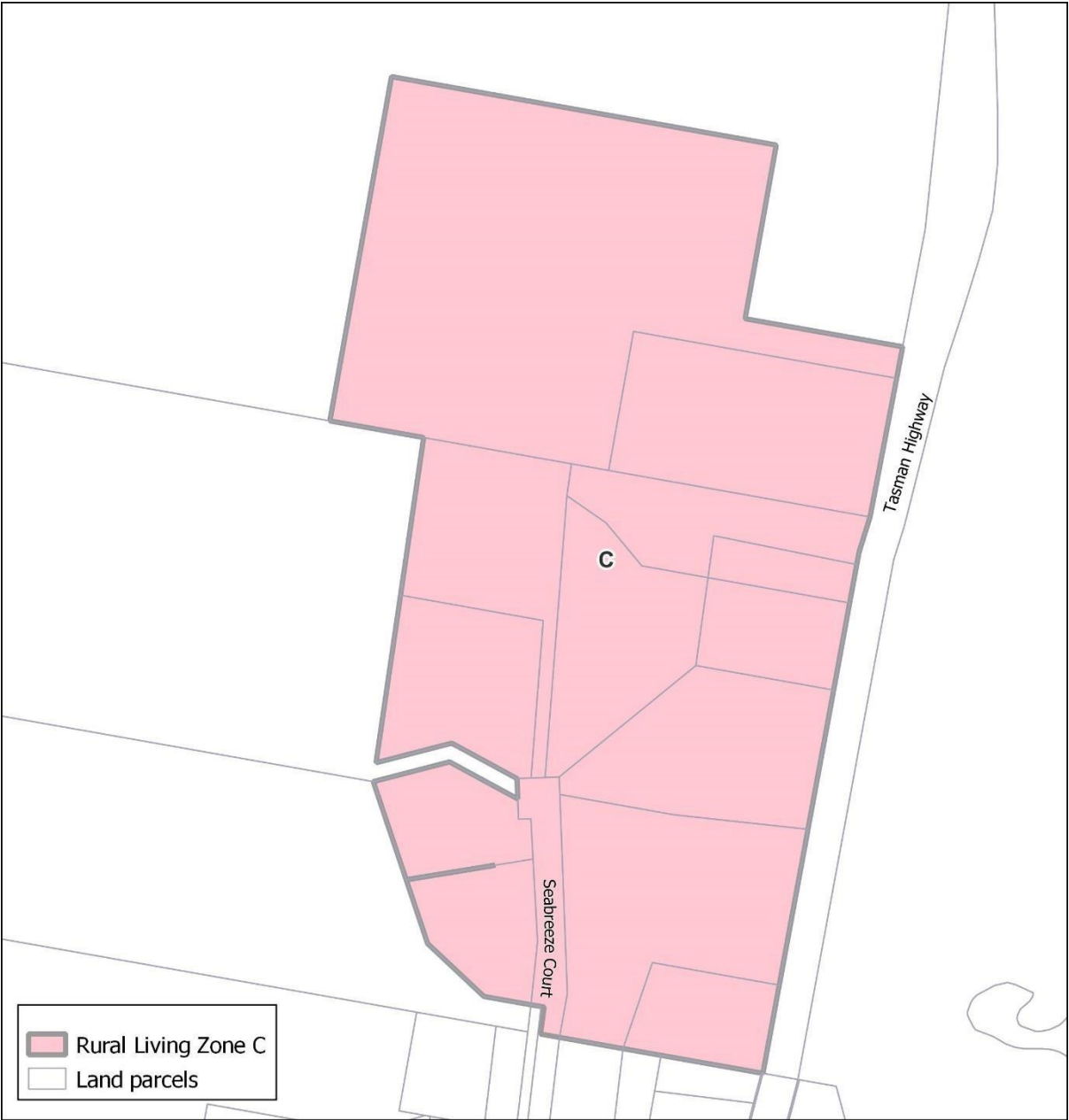


Figure 8 – Draft Amendment 06-23 - Application of the Rural Living Zone at Seabreeze Ct, Beaumaris