

Optional Local Provisions

additional or altered provisions to State and Regional content

Title page

West Coast Interim Planning Scheme 2013

Table of Contents

Part A Purpose and Objectives

- 1.0 Identification of the Planning Scheme
- 2.0 Planning Scheme Purpose
- 3.0 Planning Scheme Objectives

Part B Administration

- 4.0 Interpretation
- 5.0 General Exemptions
- 6.0 Limited Exemptions
- 7.0 Planning Scheme Operation
- 8.0 Assessment of an Application for Use or Development

Part C Special Provisions

- 9.0 Special Provisions

Part D Zones

- 10.0 General Residential Zone
- 11.0 Inner Residential Zone *The zone is not used in this planning scheme*
- 12.0 Low Density Residential Zone
- 13.0 Rural Living Zone
- 14.0 Environmental Living Zone *The zone is not used in this planning scheme*
- 15.0 Urban Mixed Use Zone *The zone is not used in this planning scheme*
- 16.0 Village Zone *The zone is not used in this planning scheme*
- 17.0 Community Purpose Zone
- 18.0 Recreation Zone
- 19.0 Open Space Zone *The zone is not used in this planning scheme*
- 20.0 Local Business Zone
- 21.0 General Business Zone
- 22.0 Central Business Zone *The zone is not used in this planning scheme*
- 23.0 Commercial Zone *The zone is not used in this planning scheme*
- 24.0 Light Industrial Zone
- 25.0 General Industrial Zone

26.0	Rural Resource Zone	
27.0	Significant Agricultural Zone	<i>The zone is not used in this planning scheme</i>
28.0	Utilities Zone	
29.0	Environmental Management Zone	
30.0	Major Tourism Zone	<i>The zone is not used in this planning scheme</i>
31.0	Port and Marine Zone	<i>The zone is not used in this planning scheme</i>
32.0	Particular Purpose Zone	<i>The zone is not used in this planning scheme</i>

Part E Codes

E1	Bushfire Prone Areas Code	
E2	Airport Impact Management Code	<i>The code is not used in this planning scheme</i>
E3	Clearing and Conversion of Vegetation Code	
E4	Change in Ground Level Code	
E5	Local Heritage Code	
E6	Hazard Management Code	
E7	Sign Code	
E8	Telecommunication Infrastructure Code	
E9	Traffic Generating Use and Parking Code	
E10	Water and Waterways Code	

Part F Specific Area Plans

There are no Specific Area Plans

Appendices

1. Referenced and Incorporated Documents
2. Planning Scheme Amendments

Part A

1.1 Planning Scheme Title

- 1.1.1 This planning scheme is called the West Coast Interim Planning Scheme insert **effective date**.

1.2 Composition of this Planning Scheme

- 1.2.1 This planning scheme consists of this document and the maps marked
Sheet 0 table of contents and key diagram
Sheets 1 to 18 inclusive – Zoning

- | | |
|---|------------|
| 1 | northwest |
| 2 | north east |

3	central west
4	central east
5 - 8	south of Macquarie Harbour
9	Granville Harbour
10	north Zeehan
11	south Zeehan
12	Tullah
13	Rosebery
14	Trial harbour
15	Strahan
16	Regatta Point
17	north Queenstown
18	south Queenstown

Sheets 19 to 36 inclusive – Code E5 Landslide Hazard

3.0 Planning Scheme Objectives

3.0.1 The planning scheme is to –

- a) Coordinate sustainable **use** or **development** of **land** within the West Coast municipal area in accordance with municipal strategic principles, policies and actions contained in the following documents -
 - West Coast has no applicable local planning strategy documents

Part D - Zones

10.0 General Residential Zone

10.4.3.1 Setback from a frontage for single dwellings

- d) if the **development** is on **land** that abuts a **road** specified in the following table, the **setback** specified from the **road**:

Queenstown

Batchelor St	2m
Beardsley St	2m
Bowes St	2m
Cutten St between Sticht and Peter St's	2m
Crotty St	2m
Dixon St east of Crotty	2m
Dixon on north side west of Crotty	2m
Driffield St	2m
Duff St	2m
Esplanade St off King st	2m
Hunter St	2m
King Street	2m
Knox St	2m
Little Orr St	2m
Little Sticht St	2m

McNamara St northwest side	2m
Orr St	2m
Peter St	2m
Preston St north of King St	2m
Preston east side between King & Esplanade	2m
Provis St	2m
Russell St	2m
Wilmot St	2m
William Ave	2m
Wilsden St between Bachelor and Sedgewick	2m

10.4.4.1 Location and configuration of development
Same street list above inserted into A1 f)

11.0 Inner Residential Zone

The zone was not used in this planning scheme

12.0 Low Density Residential Zone

12.1.2.3 Type, scale, and intensity of use or development is appropriate for the level of permanent constraint on residential use at suburban density as a result of -

- i. capacity in existing or planned provision of utilities at Granville Harbour and Trial Harbour;
- ii. capacity of a road network to provide direct, efficient, reliable, or safe vehicular, cycle and pedestrian access to destinations required to service regular and routine residential needs at Trial Harbour and Granville Harbour;
- iii. an unacceptable level of risk from exposure to an amenity, natural or environmental hazard at Granville Harbour and Trial Harbour;
- iv. a requirement of this planning scheme to provide security and efficient operation and safety for a utility asset at Trial Harbour and Granville Harbour –

12.4.3 Location and configuration of development

A1 f) if the site abuts a road shown in the Table to this clause, the setback specified for that road

Trial Harbour	
Ernies Drive	2m
Cliffs Road	2m
Edith Lane	2m

13.0 Rural Living Zone

13.1.3.2 Scale, density, and type of rural living residential development is appropriate for

- b) the level of permanent constraint on residential use as a result of –
- i. capacity in provision of utilities or the capability of a **site** to be self sufficient at Henty Road Strahan;
 - ii. an intolerable level of risk from exposure to an **amenity**, natural or environmental hazard;
 - iii. likelihood to unreasonably increase demand for improved provision of reticulated utilities, **road** access or community facilities;
 - iv. relative proximity to an urban settlement and a reliable passenger transport network between the **land** and daily destinations for employment, education, health care, retail, and social and recreation activity.

14.0 Environmental Living Zone

This zone was not used in this planning scheme

15.0 Urban Mixed Use Zone

This zone was not used in this planning scheme

16.0 Village Zone

This zone was not used in this planning scheme

17.0 Community Purpose Zone 58

17.4.2 Location and configuration of development

A1 f) List of streets with lesser setback in Queenstown to maintain existing streetscape

Queenstown

Dixon St	2m
Little Orr St	1m
Orr St	0m

18.0 Recreation Zone

19.0 Open Space Zone

This zone was not used in this planning scheme

20.0 Local Business Zone

20.1.2 Local Area Objectives

20.1.2.1 Table to Local Area Objective 20.1.2

This clause applies for local business centres at —

Rosebery
Strahan
Zeehan

20.1.3 Desired future character Statements

20.1.3. b) Use and development for local business -

Additional sub-clauses included

- (v) manages development of the Strahan Wharf area and Regatta Point to reduce adverse impacts on the streetscape, or the Macquarie Harbour visual amenity and the many important vistas within and beyond the town; and
- (vi) manages development of the Zeehan Main Road frontage to enhance resident and visitors experience and enjoyment of the historic streetscape.

20.4.2 Location and configuration of development

A1 Building height must not be more than 10.0m with the exception of -

- (a) land within the Strahan Wharf if shown as area "A" on the planning scheme map in which area the building height must not be more than 8.0m; and
- (b) land within the Strahan Wharf if shown as area "B" on the planning scheme map in which area the building height must be not more than 6.0m.

P1 Height of a building must –

- c) be designed to –

Additional sub-clause included

- vii. take account of the apparent building height when viewed from a road or land adjacent to Macquarie Harbour foreshore areas,

21.0 General Business Zone

21.1.2 Local Area Objectives

21.1.2. This zone applies for the general business area at Queenstown

22.0 Central Business Zone

This zone was not used in this planning scheme

23.0 Commercial Zone

This zone was not used in this planning scheme

24.0 Light Industrial Zone

24.4.2 Location and configuration of development

A1 a) Table to A1

Road	Setback (m)
Zeehan	Main Street 5

25.0 General Industrial Zone

25.4.2 Location and configuration of development

A1 a) Table to A1

Road	Setback (m)
Zeehan	Henty Road 20

26 Rural Resource Zone

26.4.2 Protection of rural character on primary industry land

A1 c) if the development is for sensitive use on land that adjoins a road specified in Table A1 to this clause, not less than the setback specified from that road

B28 Anthony Main Road 50m

27.0 Significant Agriculture Zone

This zone was not used in this planning scheme

28.0 Utilities Zone

28.4.2 Location of Use or Development

A1 b) if the **development** is on **land** that adjoins a **road** specified in the following Table, not less than the **setback** specified from that **road**

B28 Anthony Main Road 50m

29.0 Environmental Management Zone

29.1.4 Desired Future Character Statement

29.4.2 Protection of significant ecological, scientific, cultural or aesthetic values

A1 b) Table to A1

Road	Setback (m)
Anthony Main Road	50

30.0 Major Tourism Zone

This zone was not used in this planning scheme

31.0 Port and Marine Zone

This zone was not used in this planning scheme

32.0 Particular Purpose Zone

This zone was not used in this planning scheme

Part E – Codes

E1 Bushfire-Prone Areas Code

E2 Airport Impact Management Code

This code was not used in this planning scheme

E3 Clearing and Conversion of Vegetation Code

E4 Change in Existing or Natural Ground Level Code

E5 Local Heritage Code

Table to the Local Heritage Code

QUEENSTOWN

Buildings and Places			
<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
Site	Description Building or Place	Statement of Architectural or Historic Interest or Special Cultural value	Conservation Outcomes
PID 1941777 Driffield Street	Former Mt. Lyell Mining & Railway Company, Railway Station Complex, Conservation Area	Current building is recent replacement of that burnt down in 1990's 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	
CID1291883 CID1291877 PID1941777 Approximately parallel to Driffield Street heading south	Former Mt. Lyell Permanent Way	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	
Wilsdon Street	Pair of former Railway Cottages	Pair of cottages have strong association with the former railway and the lifestyle of railway workers	
CT 238475/1 PID 5881054 Penghana Rd (Zeehan Highway)	Former Single Men's Quarters	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 1980's in association with the towns tourist	

		industry	
PID 7772249 Lyell Highway	Mt. Lyell Mining & Railway Company Mining Lease	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	
PID 5881126 17 Lyell Highway - (most northerly Lyell Highway)	Cottage	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.	
PID 5881118 15 Lyell Highway - North West of Mine Office	Cottage	Italianate cottage is a former Mount Lyell company house and has strong associations with the operations of the historic mine.	
CT214436/10 PID 5875033 26 Esplanade	Company Residence Ex mine managers house	Federation bungalow has strong associations with the Mount Lyell Mine and Railway Company and demonstrates the early expectations and lifestyle of the management personnel	
CT 252457/1 PID5875148 2 Esplanade	Mine Superintendent's Residence	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.	
CT 208885/8 CT 207517/9 PID 5875025	Comre Mt Lyell Guest	1917 residence built for the chief Metallurgist.	

28 Esplanade	House	Large weatherboard residence has strong associations with Mt Lyell as a residence and guest house.	
PID 5878525 PID 5877493 PID 5877485 Latrobe St	Spion Kop	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.	
PID 7772230 9 Penghana Rd	Former Flux Quarry	Strong associations with the earliest periods of operations of the Mount Lyell Mine. It is a well known local landmark and historic site.	
CID 943544 PID 1762373 Off Alfred and off Conlan Sts	Pioneer Queenstown Cemetery	Oldest burial ground in Queenstown – has strong associations with the pioneers of the town.	
PID 1762373 Off Conlan Street, South Queenstown	Queenstown Cemetery	Cemetery has strong associations with 1912 North Lyell Mine disaster. Also contains rare surviving huon pine monuments from early 20 th century.	
CT 26290/24	Queen River	Graphic illustration of the mining base of Queenstown. It is symbolic of the growth of industry in the town	
PID 5885776 Lynchford Rd - Off Conlan Street	Queenstown Golf Course	Very attractive English picturesque landscape transplanted to the west coast. It evidences the origins of the local people and the importance of	

		recreational pursuits	
Part CID 942746 PID 5882495 Rifle range area End of Raggedy Street (now Preston Street)	Former Brickworks	Provided bricks from 1894 for the two furnace stacks - operated till 1920 providing bricks for majority of masonry buildings in the town	
UPI 2701759 CID 972441 Cnr Penghana Road and Jakins Street	Park Former railway yards site	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 1960's.	
CID 972971 Cnr Driffield and Orr Street, Queenstown	War Memorial Park	Represents Queenstown's contribution to both World Wars. The small park a rare item in central Queenstown	
CT 12463/4 PID 5880801 12-14 Orr Street	Supermarket/ Jim Young Electrical Former F.O. Henry Pioneer Store	One of first store in Queenstown. Its layout and arrangements illustrate the size and arrangement of the pioneering stores.	
PID5881978 PID5878939 Powell Street (north side) including MacNamarra St corner and MacNamarra and Mellor Street corner	F.O. Henry Staff Residence Group	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	
CT 225167/1 PID 5880190 1-5 Orr St Cnr Driffield and Orr Streets	Mount Lyell Motor Inn	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.	
PID 5876570 CT 244312/1 13 Hunter Street	Former Dance Hall/Night Club and Caberet flats	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.	
CT 109618/1 PID 5880326 33 35 Orr Street	Former National Bank of Tasmania	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.	
CT 140390/2 PID 2295172 Cutten Street	Queenstown Public School	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.	
CT 109618/5 PID 5880377 53 Orr St Corner Orr and Bowes Streets	Gaiety hall	Strong associations with the early lifestyle of Queenstown and the former arrangement and layout of the town	
PID 771304613-15 Orr Street	Queenstown Gentleman's Club	Original offices of the Mt Lyell Standard, Queenstown's local newspaper from 1996 to 1902. After this it became the Queenstown Club. Current building constructed most likely	

		in early 20th century	
Off Preston Street	Residence Former hospital	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	
Bowes Street	Residence	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 west coast.	
Sticht Street - outside old Council Chambers	Original Street Lamps	Rare element of early arrangement of Queenstown streets and graphically illustrates the technology and style of the early township.	
PID 7483711 Driffield Street (opposite Sticht St)	Miners Siding	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.	
Orr and Driffield Streets Driffield St from Sticht St to Cutten St and Orr St from Driffield St to Bowes St	Main Street Urban Conservation Area	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.	
Wilsdon Street north of Glover Creek, including Huxley, Jukes and Darwin Cres.	North Queenstown Urban Conservation Precinct -	Residential precinct is a modern (1960's) equivalent of the garden suburb General character and uniformity of style and materials by its uniformity of scale and setting results in modern precinct in harmony with the historic town.	

STRAHAN

Table to the Local Heritage Code

Buildings and Places			
<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
Site	Description Building or Place	Statement of Architectural or Historic Interest or Special Cultural value	Conservation Outcomes
PID 5987780 9 Innes Street South-east corner Innes and Andrew Streets	Birch Cottage	An interesting modest dwelling in the Victorian Georgian style associated with the historic development of the area and its policing requirements	
PID 7138651 7 Innes Street	Police Superintendents Office	An unusual small architectural composition. The office of the area Superintendent of police - A remarkable assemblage of joinery details.	
PID 5985152 2 Bay St Corner Innes and Bay Streets	Strahan Public School	Representative of the InterWar Art Deco style school building. It is classical in its symmetry,	

		horizontality and facade emphatic treatment to the entrance.	
PID 5985355 CT 197341/1 9 The Esplanade	Railway Cottage	Part of Zeehan-Strahan railway works. It is an example of the simple railway related architecture	
PID 5986593 CT 101363/1 CT 54659/1 1 Harold Street Corner of The Esplanade	The Royal Bank of Avram -	One of a pair, it is an interesting townscape element	
PID 5986606 CT 235798/1 3 Harold Street	<i>AB Divers Inn now</i> Lolly shop	A component of vestigial streetscape. One of pair which display similar characteristics - interesting example of corrugated iron and pressed metal as an external cladding	
PID 5987908 1 Innes Street west (West of Strahan School)	"Manuka" Residence	Demonstrates the process of evolution and gentrification common to the original frontier style corrugated iron dwellings.	
PID 5985400 Corner of Harold Street and The Esplanade	Strahan Council Chambers	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.	
PID 3010669 CT 72499/1 The Esplanade	Strahan Newsagency	Associated with the early trading and merchant pattern in Strahan.	
PID 3010669 CT 222814/1 The Esplanade	Fabulous Food Store	Associated with the early trading and	

		merchant pattern in Strahan.	
CID 1312704 The Esplanade	Anzac memorial Park and War Memorial	Monument commemorating the Strahan dead during first and Second world Wars. An area of reclaimed land IN 1890'S dedicated to public open space	
PID 5985582 Off the Esplanade	People's Park Botanical Reserve (incl. Hogarth Falls)	Historic public open space which demonstrates an early appreciation of the beauties of the natural landscape. A significant public space and natural bushland area.	
CID 1312704 The Esplanade Crown land	Gabled roofed corrugated iron shed	Part demolished - Associated with Union Steamship Company and the boom period of Strahan	
CID 1312704 The Esplanade	Risby's Jetty	Demolished - some pylons remain Was built mainly of huon pine and was associated with Risby's sawmill	
CID 1312704 foreshore	Former railway line connection between Zeehan government line and the Mt. Lyell line	Significant historic foreshore element. Remaining segments now utilised as foreshore walkway	
PID 1863334 CT 143909/1 The Esplanade	Marine Board and Main Wharf	Associated with the growth of the importance of the port and the development of the railways. Modified beyond recognition of historic elements	
PID 1820123 The Esplanade	Morrison's Huon Pine Saw Mill	Sole remnant of a number of working sawmills which once	

		characterised the waterfront	
PID 1820123 West off Morrison's Huon Pine Mill	Backleg Crane	The backleg crane is a rare survivor of the former machinery which once dotted the foreshore.	
CID 1100710 PID 1730822 The Esplanade	Former Strahan Wharfs and Railway piles	Modified beyond recognition through wharf redevelopment and extension	
PID 5987393 CT 7413/1 90 Harvey Street	Western Softwoods Sawmill	Operating sawmill typical of the sawmills which characterised the town.	
PID 3119904 Harvey Street opposite Prangley St	Former Strahan Abattoir	Indicates the extent of the townships past self sufficiency	
PID 3119904 outside Abattoir	Conveyor	Coal loader which was part of equipment at Regatta Point associated with the steam era.	
PID 2874406 CT154401-8 5 Sarson Close - off Ocean Beach Road	Strahan Lodge Ex Gormanston mine managers residence	Ex Gormanston mine managers residence transported to site Substantial and attractive weatherboard residence of Regency and Italianate features	
PID 5986753, PID 5986761 63 Harvey Street 61 Harvey Street	Harvey Street Group	An ensemble of residences associated with the Strahan - Zeehan railway line.	
PID5989372 PID 5989364 PID 5989356 2-6 Pontifax Street	Pontifax Street Group	Former engine drivers houses Victorian Italianate cottages associated with the Strahan - Zeehan Government railway line	
PID 7836329 CT 104238/1 Meredith Street	Sawmill Relic	Remnant of the steam engine which powered the former Pine Export Company	

		sawmill	
PID 5989188 CT 81767/1 59 Meredith Street	Cottage and rear Outbuildings	Associated with former Grinings sawmill. Good example of a simple gable and skillion roof with picturesque outbuilding	
PID 5986956 CT 222336/1 11 Harvey Street, Southern side opposite hardware	Residence	Example of a vernacular cottage in federation Italianate style	
PID 5987035 CT 93327/1 4 Harvey St Cnr of Lynch and Harvey Streets (North east)	Cottage	A significant streetscape element.	
PID 5987043 CT 220729/14 6 Harvey St Cnr of Lynch and Harvey Streets (North west)	Residence	A fine example of a Victorian Italianate style with particularly fine and unusual detailing and joinery. A significant streetscape element.	
PID 5988775 CT164927/1 6 Lynch St Between Lynch and Harold St	Double Fronted Residence	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.	
CT 39703/1 PID 7573709 8 Lynch St - Between Lynch and Harold Streets	Former Marine Board House	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.	
PID 2113324 CT 137470/1 10 Innes Street	"Neath" Residence Behind shop	Representative vernacular Victorian Italianate style	
PID 5987916 CT 63219/1	"Wiamatie" Cottage	The original F.O.	

24 Fraser St Cnr of Fraser and Innes Streets (West)		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.	
PID 5987721 3-5 Hurst Street	Cottage	A vernacular Victorian Regency cottage. A cottage constructed of combined materials which illustrate the frontier nature of the settlement.	
PID 5987713 1 Hurst Street (South-end)	Cottage	A simple late Victorian Italianate cottage with unusual timber details.	
PID 1914306 39 Lynch St - Cnr of Lynch and Gaffney Streets	Cottage	A residence associated with the Grining family, an historic Strahan family. A simple vernacular cottage in the Victorian Regency style.	
PID7435680 41 Lynch Street Corner Gaffney and Lynch Street (north)	Cottage	A former private hospital operated by a midwife.	
PID 5988687 47 Lynch Street (Northern end)	Bow Fronted Residence	An interesting vernacular Victorian Italianate style villa (similar to Neath).	
PID 5988695 51 Lynch Street (North/west end)	Residence	A residence constructed for the manager of the Union Steamship Company. An interesting Victorian Free Classical style.	
PID 5989452 17 Reid Street - Lyell Highway	Cottage	Simple vernacular georgian style cottage with a number of original features	
PID 5989540 2-4 Reid St -	Cottage	A distinctive and	

Cnr Harold & Reid Streets		unusual vernacular Italianate style cottage with elaborate timber detailing. A significant cliffscape element.	
PID 5985590 71 Esplanade (South-east of People's Park)	Cottage	An unusual vernacular style with transitional regency elements. this cottage demonstrates the development of architectural styles based on simple cottage forms.	
PID 5985603 73 Esplanade - Cnr Vivian St and Esplanade	Cottage	A characteristic symmetrical Georgian vernacular residence. This cottage is a significant streetscape element.	
PID 5989620 CT 223745/1 7-9 Vivian Street	Cottage	Vernacular Italianate jerkinhead gable style	
PID7669057 75-77 Esplanade - Cnr of Vivian St and Esplanade	Franklin Manor	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.	
PID 7267998 CT 232672/5 3 Vivian Street	Cottage	Vernacular Italianate with a number of decorative features characteristic of the township. Associated with F.O. Henry enterprise.	
PID 5989639 CT 232183/1 5 Vivian Street	Cottage	Vernacular cottage in varied forms showing the buildings growth and evolution in a picturesque setting	
PID 7780898 CT 127682/1 Lodder Street (top end)	Cottage	Demonstrates use of readily available materials in Victorian Georgian cottage	

		form. Also illustrates importance of facade treatment as demonstration of gentrification.	
PID 5986059 CT 231491/1 1-3 Featherstone Street (2nd cottage north-side)	Cottage	Simple vernacular Victorian cottage style - demonstrates early lifestyles of the area	
PID 5986067 CT216177/4 5 Featherstone Street	Cottage	Simple vernacular 1890 cottage originally built in Trafford St	
PID 5985646 83 Esplanade cnr Featherstone Street	Residence	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.	
PID 1937436 CT 132803/2 8 Harrison Street	Residence	An interesting vernacular interpretation of the Victorian Free Classical style. An important skyline element.	
CID 1312704 The Esplanade, Regatta Point	Regatta Point Wharf	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.	
PID 7197678 The Esplanade	Former Regatta Point Turntable	Of high archaeological potential. Historical association with Mt Lyell Railway and Regatta Point wharf complex operations.	

PID 5985726 CT 8463/4 115 The Esplanade Regatta Point Railway circle	Cottage	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	
PID 5985742 CT 8463/2 119 The Esplanade Regatta Point Railway circle	Cottage	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	
PID 5985734 CT8463/3 117 The Esplanade Regatta Point (second on north side) Railway circle	Cottage	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	
PID 7271743 Bromley Street	Cemetery	Developed on high , not waterlogged land, thought to contain bodies of many shipwreck victims as well as pioneers and prominent citizens	
PID 7759626 The Esplanade	Former Pyritic Ore Wharf	Little is known about the wharf except that it was the trans shipment point for Pyritic ore.	
PID 7759626 PID 5990904 Permanent Way	Mt. Lyell Abt Railway Formation	Opened in 1899 when Teepookana trans shipment location was relocated to Regatta point	
CID 1312704 Regatta Point Wharf	Mobile Steam Crane	Steam crane No 387, Grafton and company engineers of Bedford England. relocated from Teepookana	
PID 5985021 CT 234771/1	Residence Former Strahan	Combined bakery and	

32 Andrew Street	bakery	residence represents early town self contained period. Significant and attractive streetscape element.	
PID 5987465 CT54984/25 3 Henry St Corner Henty Road and Henry Street	Cottage	Modest Victorian Georgian style residence.	
CID 1417277 PID 5985961 Foreshore south of Bay Street	West Strahan Piers	Associated with development of the Strahan-Zeehan railway. Piers are aesthetically pleasing elements along the shoreline.	
CID 943580 PID 5985953 The Esplanade	Megasol Products Pine Oil Distillery - West Coast Fisheries	Historically a prime industrial site of Strahan - Initially pine oil distillery site and later a crayfish and fish farm products	

OTHER

PID 7772249 Off Lyell Highway (Gormanston)	Iron Blow		
Lyell Highway (East Queenstown) no defined area	Lyell Highway and Monument		
Part PID 7192666 Macquarie Harbour	Macquarie Heads	The only entrance to Macquarie Harbour and the west Coast till the 20th Century. The symbolic point of arrival for the convicts sent to Sarah Island.	
Part PID 7192666 Macquarie Harbour	Mosquito Bay Camp	A traditional local holiday resort important local resource often involves single sex camps and hunting fishing parties	
CID 1269525 Macquarie Harbour	Smith's Cove	Location of the early transient Strahan	

		settlement	
PID 2531702 PID 2117237 CT 137525/1 King River and Mt Lyell Junction – south side	Teepookana	Was Mt Lyell mine trans shipment location from 1896 till closed in 1899 when trans shipment was relocated to Regatta point	

E6 Hazard Management Code

E7 Sign Code

E8 Telecommunication Infrastructure Code

E9 Traffic Generating Use and Parking Code

E10 Water and Waterways Code

Appendix 1 – Referenced and Incorporated Documents