

C6.0 Local Historic Heritage Code

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

C6.1.2 This code does not apply to Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1 This code applies to:

- (a) development on land within any of the following, as defined in this code:
 - (i) a local heritage place;
 - (ii) a local heritage precinct;
 - (iii) a local historic landscape precinct; and
 - (iv) for excavation only, a place or precinct of archaeological potential; and
- (b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.2 If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.4 This code does not apply to use¹.

C6.3 Definition of Terms

C6.3.1 In this code, unless the contrary intention appears:

Term	Definition
archaeological evidence	means the remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste or by-products, residues, or pollen.
archaeological impact assessment	means a report prepared by a suitably qualified person that describes the impact of proposed works upon archaeological sensitivity as referred to in a

¹ Clause 7.4, change of use of a local heritage place may apply.

Term	Definition
	statement of archaeological potential.
local historic heritage significance	<p>means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:</p> <ul style="list-style-type: none"> (a) its role in, representation of, or potential for contributing to the understanding of: <ul style="list-style-type: none"> (i) local history; (ii) creative or technical achievements; (iii) a class of building or place; or (iv) aesthetic characteristics; or (b) its association with: <ul style="list-style-type: none"> (i) a particular community or cultural group for social or spiritual reasons; or (ii) the life or works of a person, or group of persons, of importance to the locality or region, <p>as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.</p>
local historic landscape precinct	<p>means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group, for their landscape value and is:</p> <ul style="list-style-type: none"> (a) shown on an overlay map in the relevant Local Provisions Schedule; and (b) listed and identified in the local historic landscape precincts list in the relevant Local Provisions Schedule.
local heritage place	means a place that is listed, and the specific extent identified, in the local heritage places list in the relevant Local Provisions Schedule.
local heritage precinct	<p>means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values, and is:</p> <ul style="list-style-type: none"> (a) shown on an overlay map in the relevant Local Provisions Schedule; and (b) listed and identified in the local heritage precincts list in the relevant Local Provisions Schedule.
place or precinct of archaeological potential	<p>means a place that is a site, precinct or parcel of land that has been identified as having the potential to contain archaeological evidence that provides information about the past and is:</p> <ul style="list-style-type: none"> (a) shown on an overlay map in the relevant Local Provisions Schedule; and (b) listed and identified in the places or precincts of archaeological potential list in the relevant Local Provisions Schedule.
registered place	means a place as defined in the <i>Historic Cultural Heritage Act 1995</i> and entered on the Tasmanian Heritage Register.

Term	Definition
setting	means the surroundings or environment of a local heritage place.

significant tree	means a tree that is listed and identified in the significant trees list in the relevant Local Provisions Schedule.
statement of archaeological potential	means a statement prepared by a suitably qualified person that includes: <ul style="list-style-type: none"> (a) a written and illustrated site history; (b) plans depicting the main historical phases of site development and land use; (c) a disturbance history; and (d) a written statement of archaeological significance and potential, accompanied by an archaeological sensitivity plan depicting the likely surviving extent of important archaeological evidence which takes into consideration key phases of site development and land use and the impact of disturbance.
tree protection zone	means the space surrounding individual trees based on trunk (stem) diameter (DBH), measured at 1.4m up from ground level. The radius of the tree protection zone is calculated by multiplying the tree's DBH by 12. For example, a tree with 0.4m DBH requires a tree protection zone of 4.8m. The method provides a tree protection zone that addresses both tree stability and growth requirements. Tree protection zone distances are measured as a radius from the centre of the trunk at ground level. ²

C6.4 Development Exempt from this Code

C6.4.1 Development described in Table C6.4.1 is exempt from this code provided it meets the corresponding qualifications.

Table C6.4.1 Exempt Development

Exempt Development	Qualifications
Development within a local heritage place	<ul style="list-style-type: none"> (a) temporary structural stabilisation works as certified by a structural engineer; (b) permanent structural stabilisation works considered by a suitably qualified person to maintain the local historic heritage significance of the place; (c) building works, alterations and modifications required for compliance with fire regulation under the <i>Building Code of Australia</i>, which are not visible externally upon completion from any road or public open space adjoining the site; or (d) the pruning of a tree to improve its health or appearance provided its normal

² Tree Protection Zone is based on the method outlined in *Australian Standard AS4970-2009: Protection of trees on development sites*.

Exempt Development	Qualifications
	growth habit is not retarded.
Development within a local heritage place, local heritage precinct or local historic landscape precinct	<ul style="list-style-type: none"> (a) a maximum of 1 mast for telecommunications and a single flagpole, provided each is not more than 6m in height and is not attached to any building specifically part of a local heritage place listed in the relevant Local Provisions Schedule; (b) the construction or demolition of: <ul style="list-style-type: none"> (i) side and rear boundary fences: <ul style="list-style-type: none"> a. not adjoining a road or public reserve; and b. not more than a total height of 2.1m above existing ground level, except where they are within a garden or grounds that is specifically part of a local heritage place listed in the relevant Local Provisions Schedule; or (ii) fencing of agricultural land or for protection of wetlands and watercourses; (c) the planting, clearing or modification of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land; (d) electricity, optic fibre and telecommunications cables, water, sewerage and drainage connections and gas lines to individual buildings; (e) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric; (f) repainting or re-rendering of an exterior surface that has been previously painted or rendered, in a colour similar to the existing; (g) solar collector panels and photovoltaic cells aligned with the plane of a roof and located on a roof plane not visible from any road or public open space adjoining the site; (h) one satellite dish not more than 2m in diameter, and if on a local heritage place not visible from any road or public open space adjoining the site; or (i) minor upgrade by, or on behalf, of a State authority or a council, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including: <ul style="list-style-type: none"> (i) minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and (ii) road markings, street lighting and landscaping, except where any of those elements are specifically part of a local heritage place listed in the relevant Local Provisions Schedule.
Development involving a place or precinct of archaeological potential	<ul style="list-style-type: none"> (a) development not involving ground disturbance; (b) works involving excavation within an area that has been assessed under a previous development application and the archaeological potential was realised when that permit was acted upon or the site was found not to be of archaeological sensitivity in that process;

Exempt Development	Qualifications
	<p>(c) minor excavations where a suitably qualified person has prepared an archaeological impact assessment and determined that there is no chance of disturbance to significant archaeological values;</p> <p>(d) removal of non-significant deposits by a suitably qualified person to test, confirm or refine an archaeological assessment and temporarily expose underlying deposits without disturbing them;</p> <p>(e) excavation of land to a depth of not more than 1m on a site provided it is within an existing building that is not listed as a local heritage place; or</p> <p>(f) excavation of land to a depth of not more than 0.3m and not more than 20m² in area on a site provided it is for the purposes of minor building works and structures.</p>
Involving development to significant trees	The pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.
signs	All signs, excluding any associated excavation works on a place or precinct of archaeological potential not exempt from this code ³ .

C6.5 Use Standards

C6.5.1 There are no Use Standards in this code.

C6.6 Development Standards for Local Heritage Places

C6.6.1 Demolition

Objective:	That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to:</p> <p>(a) the physical condition of the local heritage place;</p> <p>(b) the extent and rate of deterioration of the building or structure;</p> <p>(c) the safety of the building or structure;</p> <p>(d) the streetscape or setting in which the building or</p>

³ Standards for signs located on land in a local heritage place, local heritage precinct or local historic landscape precinct are contained in the Signs Code.

	<p>structure is located;</p> <p>(e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and</p> <p>(h) any economic considerations.</p>
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C6.6.2 Site coverage

Objective:	That site coverage is compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <p>(a) the topography of the site; and</p> <p>(b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.</p>

C6.6.3 Height and bulk of buildings

Objective:	That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The height and bulk of buildings must be compatible with the local historic heritage significance of a local</p>

	<p>heritage place, having regard to:</p> <ul style="list-style-type: none">(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;(b) the character and appearance of the existing building or place;(c) the height and bulk of other buildings in the surrounding area; and(d) the setting of the local heritage place.
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C6.6.4 Siting of buildings and structures

Objective:	That the siting of buildings is compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area.

C6.6.5 Fences

Objective:	That fences are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1 New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.		P1 New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the architectural style of the buildings on the site; (c) the dominant fencing style in the setting; (d) the original or previous fences on the site; and

	(e) the proposed height and location of the fence.
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C6.6.6 Roof form and materials

Objective:	That roof form and materials are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.		P1 Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the roof directly relates to; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.

C6.6.7 Building alterations, excluding roof form and materials

Objective:	That building alterations, excluding roof form and materials, are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Building alterations, excluding roof form and materials, of an existing building that is a local heritage place must be compatible with and not detract from the local historic heritage significance of the place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials

	<p>of the building on the site that the building alterations most directly relate to;</p> <p>(c) the dominant external building materials in the setting; and</p> <p>(d) the streetscape.</p>
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C6.6.8 Outbuildings and structures

Objective:	That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions		Performance Criteria
A1 Outbuildings and structures on local heritage places must: <ul style="list-style-type: none"> (a) not be located in the front setback; (b) not be visible from any road or public open space adjoining the site; (c) not have a side that is longer than 3m; (d) have a gross floor area less than 9m²; (e) have a combined total area of all outbuildings on the site of not more than 20m²; (f) have a maximum height less than 2.4m above existing ground level; (g) not have a maximum change of level as a result of cut or fill of more than 1m; and (h) not encroach on any service easement or be located within 1m of any underground service. 		P1 Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the bulk, form and size of buildings on the site; (c) the bulk, form and size of the proposed outbuilding or structure; (d) the external materials, finishes and decoration of the outbuilding or structure; and (e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.

C6.6.9 Driveways and parking for non-residential purposes

Objective:	That driveways and parking for non-residential purposes are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Driveways and parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.</p>	<p>P1</p> <p>Driveways and parking areas for non-residential purposes must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the loss of any building fabric; (c) the removal of gardens or vegetated areas; (d) parking availability in the surrounding area; (e) vehicle and pedestrian traffic safety; and (f) the streetscape.

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation that is specifically part of a local heritage place does not impact on the local historic heritage significance of the place.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and (e) any advice by a suitably qualified person.

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.1 Demolition within a local heritage precinct

Objective:	That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.	
Acceptable Solutions		Performance Criteria
A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must: <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule. 		P1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: <ul style="list-style-type: none"> (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (h) any economic considerations.

C6.7.2 Demolition within a local historic landscape precinct

Objective:	That demolition within a local historic landscape precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule. 	<p>P1</p> <p>Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local historic landscape precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the special or unique contribution that the building, works, structure or trees makes to the landscape values of the local historic landscape precinct identified in the relevant Local Provisions Schedule; (e) any options to reduce or mitigate deterioration; (f) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (g) any economic considerations.

C6.7.3 Buildings and works, excluding demolition

Objective:	That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule. 	<p>P1.1</p> <p>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule. <p>P1.2</p> <p>Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions

	<p>Schedule.</p> <p>P1.3</p> <p>Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.
<p>A2</p> <p>Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</p>	<p>P2</p> <p>Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) height, form, style and materials of the proposed fence; and (c) the style, characteristics and setbacks of fences and gates in the surrounding area.

C6.8 Development Standards for Places or Precincts of Archaeological Potential

C6.8.1 Building and Works

Objective:	That building and works on a place or precinct of archaeological potential is implemented in a manner that seeks to retain or protect, preserve or otherwise appropriately manage archaeological evidence.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Building and works on places or precincts of archaeological potential must not cause an unacceptable impact on archaeological evidence, having regard to: <ul style="list-style-type: none"> (a) the nature of the archaeological evidence, either known or potential; (b) measures proposed to investigate the archaeological evidence to confirm statements of potential; (c) strategies to avoid, minimise or control impacts arising from building, works and demolition; (d) measures proposed to preserve significant archaeological evidence in situ; and (e) any advice contained in a statement of archaeological potential.

C6.9 Significant Trees

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a suitably qualified person.

<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Works requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate:</p> <ul style="list-style-type: none"> (a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and (b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or (c) the tree is determined to be dead or dying based on a written statement to that effect prepared by a suitably qualified person.
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C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective:	That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule; (b) the historic development pattern of the area; (c) the separation of buildings or structures from their original setting; (d) the lot sizes, dimensions, frontage, access and orientation; (e) the suitability of the proposed lots for their intended uses; and (f) the removal of vegetation, trees or garden settings.

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Objective:	That: (a) subdivision within a local heritage precinct is consistent with historic patterns of development; and (b) subdivision within a local historic landscape precinct is compatible with the character of the precinct.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to: (a) any relevant design criteria or conservation policy for a local heritage precinct or local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) the historic pattern of subdivision of the precinct.

C6.10.3 Subdivision works for places or precincts of archaeological potential

Objective:	That works associated with subdivision, including infrastructure, do not increase the likelihood of adverse impact on a place or precinct of archaeological potential.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Works associated with subdivision must not increase the likelihood of adverse impact on archaeological evidence on places or precincts of archaeological potential, having regard to: (a) the nature, extent and significance of the archaeological evidence existing on the land; (b) any significant impact upon archaeological evidence or potential; (c) any increased likelihood of future development that is incompatible with a place or precinct of archaeological potential; (d) the statement of archaeological potential for the place or precinct identified in the relevant Local Provisions Schedule; and (e) any advice contained in a statement of archaeological potential.

