



Tasmanian Planning Scheme

# Clarence

## Local Provision Schedule Supporting Report

April 2018

# Clarence Local Provision Schedule Supporting Report

## Contents

1.0 Introduction .....	6
2.0 LPS Criteria – Section 34 of LUPAA .....	6
<b>2.1 State Planning Provisions</b> .....	6
<b>2.2 Contents of LPS's - Section 32 of LUPAA</b> .....	6
2.2.1 Municipal Area .....	6
2.2.2 Spatial Application of the State Planning Provisions .....	6
2.2.3 Sections 11 and 12 of LUPAA .....	6
2.2.4 Overriding Provisions .....	7
<b>2.3 Schedule 1 of LUPAA - Objectives</b> .....	7
2.3.1 Table 1: Schedule 1 Objectives - Part 1 .....	8
2.3.2 Table 2: Schedule 2 Objectives - Part 2 .....	10
<b>2.4 State Policies</b> .....	12
2.4.1 Tasmanian State Coastal Policy 1996 .....	12
2.4.2 State Policy on the Protection of Agricultural Land 2009 .....	15
2.4.3 State Policy on Water Quality Management 1997 .....	15
2.4.4 National Environmental Protection Measures .....	16
3.0 Southern Tasmania Regional Land Use Strategy (STRLUS) .....	16
<b>3.1 Background</b> .....	16
<b>3.2 Assessment against STRLUS</b> .....	17
3.2.1 Biodiversity and Geodiversity .....	17
3.2.2 Water Resources .....	20
3.2.3 The Coast .....	22
3.2.4 Managing Risks and Hazards .....	23
3.2.5 Cultural Values .....	25
3.2.6 Recreation and Open Space .....	29
3.2.7 Social Infrastructure .....	31
3.2.8 Physical Infrastructure .....	32
3.2.9 Land Use & Transport Integration .....	34
3.2.10 Tourism .....	35
3.2.11 Strategic Economic Opportunities .....	36
3.2.12 Productive Resources .....	37
3.2.13 Industrial Activity .....	39
3.2.14 Activity Centres .....	40
3.2.15 Settlement and Residential Development .....	44

4.0 Furthering Local Land Use Strategies.....	49
<b>4.1 Clarence Activity Centre Strategy</b> .....	49
<b>4.2 Public Open Space Policy (2013)</b> .....	50
<b>4.3 Clarence City Council Natural Assets Information Manual</b> .....	50
<b>4.4 Kangaroo Bay Urban Design Strategy and Concept Plan</b> .....	51
<b>4.5 Climate Change Impacts on Clarence Coastal Areas</b> .....	51
<b>4.6 Richmond Cultural Resource Management Plan</b> .....	52
<b>4.7 Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study</b> ...	52
<b>4.8 Lauderdale Structure Plan</b> .....	53
<b>4.9 Public Art Policy 2013</b> .....	54
5.0 Zones .....	54
<b>5.1 CIPS2015 - SPP's Zone Conversion</b> .....	55
Table 5.1 CIPS2015 - SPP's Zone Conversion .....	55
<b>5.2 Zone Conversion/Introduced Changes</b> .....	57
Table 5.2 Departure from CIPS2015 "like for like" Zone Conversion.....	57
6.0 Codes.....	62
<b>6.1 Parking and Sustainable Transport Code</b> .....	63
<b>6.2 Road and Rail Assets Code</b> .....	63
<b>6.3 Electricity Transmission Infrastructure Code</b> .....	63
<b>6.4 Historic Heritage Code</b> .....	63
<b>6.5 Natural Assets Code</b> .....	63
<b>6.6 Scenic Protection Code</b> .....	68
<b>6.7 Attenuation Code</b> .....	68
<b>6.8 Coastal Erosion Hazard Code</b> .....	68
<b>6.9 Coastal Inundation Hazard Code</b> .....	69
<b>6.10 Flood-Prone Areas Hazard Code</b> .....	69
<b>6.11 Bushfire-Prone Code</b> .....	70
<b>6.12 Potentially Contaminated Land Code</b> .....	70
<b>6.13 Landslip Hazard Code</b> .....	70
<b>6.14 Safeguarding of Airports Code</b> .....	70
7.0 Local Overriding Provisions (PPZ's, SAP's & SSQ's).....	70
<b>7.1 PPZ's</b> .....	71
7.1.1 CIPS2015 PPZ's not transitioning.....	71
7.1.2 Transitioning PPZ's .....	71
7.1.3 Modification to Transitioning PPZ's.....	71
7.1.4 Other PPZ's.....	72
<b>7.2 SAP's</b> .....	74
7.2.1 CIPS2015 SAP's not transitioning .....	74

7.2.2 Transitioning SAP's .....	74
7.2.3 Modification to Transitioning SAP's .....	75
7.2.4 Other SAP's .....	75
<b>7.3 SSQ's</b> .....	79
8.0 Adjacent Municipal Areas .....	80
9.0 Glossary of Terms.....	82
10.0 Appendices.....	83
<b>10.1 Clarence Local Strategy</b> .....	83
10.1.1 Clarence Activity Centre Strategy.....	83
10.1.2 Public Open Space Policy (2013) .....	83
10.1.3 Clarence City Council Natural Assets Information Manual .....	83
10.1.4 Kangaroo Bay Urban Design Strategy and Concept Plan .....	83
10.1.5 Climate Change Impacts on Clarence Coastal Areas .....	83
10.1.6 Richmond Cultural Resource Management Plan.....	83
10.1.7 Bellerive Bluff Precinct Neighbourhood Character & Urban Design Framework Study .	83
10.1.8 Lauderdale Structure Plan.....	83
10.1.9 Public Art Policy 2013 .....	83
<b>10.2 Clarence LPS Codes</b> .....	84
10.2.1 Draft Clarence Parking Plan.....	84
10.2.2 C3.0 Road and Railway Asset Code List .....	85
10.2.3 C6.0 Heritage Code List.....	86
10.2.3 C8.0 Scenic Protection Code Lists.....	91
10.2.4 C11.0 Coastal Inundation Hazard Area Code List .....	91
10.2.5 Bushfire-Prone Hazard Area CIPS2015-LPS Conversion.....	93
Table 6.11(a) Expansion.....	93
Table 6.11(b) Retraction .....	93
10.2.4 Potentially Contaminated Land Code .....	96
Table 6.12 Potentially Contaminated Land .....	96
<b>10.3 Clarence LPS PPZ's</b> .....	106
CLA-P1.0 Particular Purpose Zone – Gordons Hill Road Community Living Precinct .....	106
CLA-P2.0 Particular Purpose Zone – Kangaroo Bay.....	114
CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct .....	127
<b>10.4 Clarence LPS SAP's</b> .....	140
CLA-S1.0 Clarence Heights Specific Area Plan .....	140
CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan.....	151
CLA-S3.0 Single Hill Specific Area Plan .....	158
CLA-S4.0 Paranville Specific Area Plan.....	167
CLA-S5.0 Olive Grove Specific Area Plan .....	179



CLA-S6.0 74 Sugarloaf Road Specific Area Plan .....	183
CLA-S7.0 North East Droughty Specific Area Plan.....	187
CLA-S8.0 East Glebe Hill Specific Area Plan .....	194
CLA-S9.0 Cranston Parade Specific Area Plan.....	199
CLA-S10.0 North Glebe Hill Specific Area Plan.....	203
CLA-S11.0 Sandford Specific Area Plan .....	208
CLA-S12.0 Begonia Street Specific Area Plan.....	213
CLA-S13.0 Glebe Hill Neighbourhood Centre Specific Area Plan .....	215
CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan.....	223
CLA-S15.0 Cambridge Industrial Estate Specific Area Plan.....	230
CLA-S16.0 Rosny Park Specific Area Plan.....	243
CLA-S17.0 Bellerive Specific Area Plan .....	250
CLA-S18.0 Lindisfarne Specific Area Plan.....	258
CLA-S19.0 Tasman Highway Development Specific Area Plan .....	263
CLA-S 20.0 Dispersive Soils Specific Area Plan.....	267
CLA-S21.0 Bellerive Bluff Specific Area Plan .....	270
CLA-S22.0 Quoin Ridge Specific Area Plan.....	282
<b>10.5 Clarence LPS SSQ's .....</b>	<b>285</b>

## 1.0 Introduction

This report supports the submission of the Clarence draft Local Provisions Schedule (LPS) prepared and submitted to the Tasmanian Planning Commission (the Commission) under section 35(1) of the Land Use Planning and Approvals Act 1993 (LUPAA) for assessment as to whether it is suitable for approval by the Minister for exhibition, under to section 35B(4). The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2).

## 2.0 LPS Criteria – Section 34 of LUPAA

### 2.1 State Planning Provisions

Section 34(2) of LUPAA requires that a LPS must contain all of the provisions that the SPP's specify must be included. Section LP1.0 of the SPP's outlines requirements for the content of the SPP's and includes:

- Zone Maps;
- Local Area Objectives;
- Particular Purpose Zones (PPZ's);
- Specific Area Plans (SAP's);
- Site Specific Qualifications (SSQ's);
- Code Overlay maps; and
- Code Lists in Tables.

The Clarence LPS contains all of the mandatory requirements of the SPP's. Each of the mandatory and optional components is discussed below under the relevant heading.

### 2.2 Contents of LPS's - Section 32 of LUPAA

#### 2.2.1 Municipal Area

The LPS specifies that it applies to the Clarence municipal area in accordance with the SPP template.

#### 2.2.2 Spatial Application of the State Planning Provisions

Section 32(2)(c) and (e) requires that a LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPP's. Section LP1.0 of the SPP's outlines the manner in which the spatial application of the SPP's is to be presented. The draft LPS is prepared in accordance with the application and drafting instructions included in the SPP's and in Guideline No.1 - Local Provisions Schedule Zone and Code Application issued by the Commission.

#### 2.2.3 Sections 11 and 12 of LUPAA

Sections 11 and 12 of LUPAA (Formerly Section 20) prescribe the contents of planning schemes and make reference to the Tasmanian Planning Scheme (TPS). In particular, the sections outline the matters that a planning scheme may, or may not, regulate. Section 12 recognises the continuing use and development rights for those uses and

developments that were in existence before new planning scheme provisions take effect, or that have been granted a permit but have not yet been completed.

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in Sections 11 and 12. It is noted that the legal protections for existing uses informs decisions about the application of zones to land.

#### 2.2.4 Overriding Provisions

The draft LPS introduces local overriding provisions through the application of PPZ's, SAP's and SSQ's in the following circumstances:

- To ensure the LPS is compliance with the Schedule 1 Objectives of LUPAA;
- To ensure consistency with or the Southern Tasmanian Regional Land Use Strategy (STRLUS) cannot be met without departure from the SPP's through local provisions; or
- To reflect previously adopted local strategy implemented under the Clarence Interim Planning Scheme 2015.

In each case the rationale required to support the local provisions based on unique site circumstances, social, economic or environmental benefit pursuant to Section 32(4) is described in Section 7.0 of this report.

#### 2.3 Schedule 1 of LUPAA - Objectives

Schedule 1 of LUPAA prescribes the Objectives of the Resource Management and Planning System of Tasmania (Part 1) and the Objectives of the Planning Process (Part 2). Together they emphasize 'sustainable development'. The Schedule clarifies that reference to 'Sustainable Development' means:

*managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:*

- Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- Safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

LUPAA contains competing obligations in that a LPS is required to spatially apply the SPP's through the zoning of land and the application of Codes, along with associated operative provisions, yet it must also demonstrate that it promotes sustainable use and development in accordance with the Schedule 1 Objectives. In some cases localised provisions (PPZ's, SAP's and SSQ's) are required to ensure that Clarence LPS meets these requirements.

The table below provides an analysis of the LPS against the Schedule 1 Objectives, highlighting those areas where the SPP's and the objectives are in tension. A detailed discussion of the proposed PPZ's, SAP's and SSQ's against the criteria of section 32(4) is provided in Section 7.0 of this report.

### 2.3.1 Table 1: Schedule 1 Objectives - Part 1

<i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>
<p><b>Comment:</b> Under the TPS, the draft LPS must ensure the implementation of the SPP's will result sustainable outcomes.</p> <p>The draft LPS achieves this through the application of appropriate zones and codes and, where necessary, the inclusion of overriding local provisions to protect the environmental capability of the land and the capacity of infrastructure. The provisions set out in Section 32(4) of LUPPA allow for local provisions that are inconsistent with the SPP's, subject to criteria that demonstrates the need. This recognises that the broad application of one set of standardised provisions will not always result in sustainable outcomes.</p> <p>The draft LPS includes a map overlay for vegetation protection that identifies the spatial location of potentially important vegetation, species, communities and habitat. The map implements SPP's Natural Assets Code provisions.</p> <p>The Natural Assets Code [at C7.2(c)] prescribes zones that a priority vegetation layer can apply. Importantly the provisions cannot be applied to the Agriculture Zone and represent a significant shift from the Clarence Interim Planning Scheme 2015 (CIPS2015).</p> <p>In Clarence, as is the case in many other municipalities, the rural/agricultural landscape is peppered with natural values that to date, has been generally well managed through planning provisions that can take account of the unique circumstances that exist on each property. Accordingly the presence or absence of natural values has informed the application of the Rural and Agricultural zones.</p>
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water.</i>
<p><b>Comment:</b> The SPP and LPS will provide by far the greatest level of planning control ever applied in Clarence. The draft LPS mapping and proposed overriding provisions (PPZ's, SAP's and SSQ's) have been applied having regard to the <i>Guideline No. 1 – Local Provision Schedule (LPS): zone and code application</i> (the Guidelines), the current provisions the under CIPS2015, the use and development entitlements associated with applicable SPP zoning and Code controls. It is submitted that that this approach ensures that the final controls</p>

will provide well considered fair and reasonable outcomes for land owners and communities.

As stated above, the draft LPS seeks to ensure that the implementation of the SPP's results in sustainable outcomes.

*(c) to encourage public involvement in resources management and planning.*

**Comment:**

When directed to do so, the draft LPS will be exhibited and subject to the 60 day statutory notification period in accordance with Section 35(c) of LUPAA.

*(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).*

**Comment:**

Key to the State government's desire for a 'Fairer, Faster, Cheaper, Simpler' planning reform was the development and implementation of one single statewide planning scheme. The policy behind the drafting of the SPP's was to 'cut red tape' regulating only to the extent necessary thereby facilitating economic development and providing certainty.

Following amendments to LUPAA in December 2015, the then draft SPP's were approved for exhibition on 9 March 2016 and exhibited for a 60 day period between 12 March and 18 May 2016. During which 294 representations were received and a further nine late representations were accepted by the Commission. Public hearings were held between July and October 2016 and the Minister for Planning and Local Government finalised the SPP's on 22 February 2017.

The application of the zone mapping is strategic. It is consistent with the Guidelines, the STRLUS and local strategy imbedded into the current CIPS2015. The applied zones provide for a range of economic opportunities in 'traditional' rural, commercial and industrial settlements. However, further economic opportunities are provided for in the recreation and tourism sectors.

In addition to facilitating uses consistent with respective zone purposes, the SPP's and relevant overriding local provisions will also provide for economic development through subdivision and construction works in strategically appropriate locations.

*(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State*

**Comment:**

The SPP's are structured taking into account the roles of other jurisdictions in the assessment of land use and development including the Local Government Act (Building and Miscellaneous Provisions) Act 1993 (LGBMP), Building process, Forest Practices System, Tasmanian Heritage Council and the Environmental Protection Authority.

The implementation of the SPP's and final approval of the Clarence LPS requires co-operative planning between the Commission, State Agencies, TasWater, Council and, to a degree, the broader community.

### 2.3.2 Table 2: Schedule 2 Objectives - Part 2

<i>(a) to require sound strategic planning and co-ordinated action by State and local government.</i>
<p><b>Comment:</b></p> <p>The STRLUS was developed through the cooperation of the 12 Southern Regional Councils, was declared by the Minister for Planning and is formally recognised as a Regional Strategy under LUPAA. The STRLUS, whilst now in need of a review, is the most thorough and comprehensive strategic document relevant to the development of the Southern LPS's.</p> <p>Through the allocation of zones, development of Code mapping and utilisation of local overriding provisions (PPZ's, SAP's and SSQ's) the draft LPS is consistent with STRLUS.</p>
<i>(b) to establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land; and</i>
<p><b>Comment:</b></p> <p>Consistent with this objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for the use and development of land by prescribing common content.</p>
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.</i>
<p><b>Comment:</b></p> <p>The SPP's include a range of zones and codes that provide for assessment of environmental impact. The zone and code mapping has been applied through the draft LPS has had regard to State Policies, the STRLUS, the Guidelines and local stagey reflected in the current CIPS015.</p> <p>The overriding local provisions proposed in the draft LPS are a result of the explicit consideration of known environmental constraints, social and economic effects of the SPP's on landowners, the Clarence municipality and the region.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at State, regional and municipal levels.</i>

<p><b>Comment:</b></p> <p>The suite of zones and codes provided for in the SPP's contain a range of objectives focused on environmental, social, economic, conservation, and resource management outcomes. The application of the SPP's through the LPS and associated local overriding provisions provides for the implementation of the State Policies and the STRLUS consistent with the above objective.</p>
<p><i>(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals.</i></p>
<p><b>Comment:</b></p> <p>The approvals process is prescribed by LUPAA. The planning scheme regulates the use permissibility and level of use and development control. The approval of the TPS and associated Clarence LPS will not comprise this objective.</p>
<p><i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.</i></p>
<p><b>Comment:</b></p> <p>The available zones and codes provided for under the SPP's enable controls to suit varying levels of amenity, employment opportunities, diverse environments and risk associated with natural hazards.</p> <p>The draft LPS and of local overriding provisions (PPZ's, SAP's and SSQ's) makes particular provision for these values in the objectives and associated development controls.</p>
<p><i>(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.</i></p>
<p><b>Comment:</b></p> <p>Conservation of historic built heritage is managed through the Tasmanian Heritage Council (THC) and the TPS. Development associated with places listed on the Tasmanian Heritage Register has a statutory referral process for assessment by the THC.</p> <p>The Local Historic Heritage Code provides protection for individual properties and identified heritage precincts with local significance.</p> <p>Additionally the use of local overriding provisions in the draft LPS furthers this objective, most notably through the Kangaroo Bay PPZ and the Bellerive Bluff SAP.</p>
<p><i>(h) to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community</i></p>

**Comment:**

Significant public infrastructure is protected through the use of the SPP's Utilities Zone, the Community Purpose Zone, The Road and Rail Assets Code and the Safeguarding of Airports Code.

*(i) to provide a planning framework which fully considers land capability.*

**Comment:**

The State's 'Land Potentially Suitable for Agriculture Layer' was based on agricultural land capability and as required by the Guidelines informed the application of the Agricultural and Rural Zone split.

The draft LPS incorporates a range of hazard codes including the Natural Asset Code, the coastal vulnerability codes (erosion and inundation), Flood-Prone Areas Code, Bushfire-Prone Code, Potentially Contaminated Land Code and the Landslip Hazard Code. Together these codes and associated mapping assist to establish land suitability/capability.

Additionally the draft LPS proposes local overriding provisions in some areas to address land capability constraints. Notable examples are the Single Hill and the Dispersive Soils SAP's.

## 2.4 State Policies

Section 34(2)(d) of LUPAA requires that a LPS is consistent with each State Policy. State Policies are made under Section 11 of the State Policies and Practices Act 1993 (SPPA).

Current policies created under the State Policies and Projects Act 1993 are:

- State Coastal Policy 1996;
- State Policy on Water Quality Management 1997;
- State Policy on the Protection of Agricultural Land 2009.

In addition, National Environment Protection Measures (NEPMs) are automatically adopted as State Policies under section 12A of the SPPA.

### 2.4.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy applies to land within 1km of the high water mark (i.e. the 'Coastal Zone').

Three main principles guide the Tasmania's State Coastal Policy:

- Natural and cultural values of the coast shall be protected.
- The coast shall be used and developed in a sustainable manner.



- Integrated management and protection of the coastal zone is a shared responsibility.

The Policy provides a series of outcomes that embody the principles under the following four sections, each of which is discussed in further detail below:

1. Protection of Natural and Cultural Values of the Coastal Zone;
2. Sustainable Development of Coastal Areas and Resources;
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources;
4. Implementation, Evaluation and Review.

### **Protection of Natural and Cultural Values of the Coastal Zone**

The Policy requires that the coastal zone be managed to ensure sustainability of major ecosystems and natural processes. The SPP's provide for the protection of major ecosystems and natural processes through the following Codes and application of the LPS mapping:

- The Natural Asset Code, recognises and protects important biodiversity values along the coast (and more broadly), watercourses and wetlands including future refugia;
- The Coastal Erosion Hazard Code, which recognises areas at risk of coastal erosion; and
- The Coastal Inundation Hazard Code, which recognises areas at risk of coastal Inundation.

Additionally the application of Environmental Management Zone extending into much of the waterway surrounding Clarence provides for the protection of areas of significant ecological value.

The Policy recognises the ecological significance of wetlands and the importance of their protection. The Natural Asset Code contains a Coastal protection area and identifies the need to avoid the filling of wetlands, and preserves land likely to accommodate the future backward migration of coastal saltmarshes due to rising sea levels to 2100.

The Policy identifies exotic weeds as an issue in the Coastal Zone and the need to manage and control the spread and impact of these species. Exotic weeds are typically spread as a result of soil disturbance associated with development and by uncontrolled vehicular and pedestrian access. The SPP's provide for the imposition of appropriate conditions (including weed management) and are consistent with the Policy.

The Policy requires that the design and siting of buildings, engineering works and other infrastructure are compatible with natural landscapes of the coast; the SPP's support this intent through the Natural Asset and the Scenic Protection Codes. While the draft LPS does not contain any areas subject to the Scenic Protection Code, it is intended that Code

will be applied in in the longer term following an appropriate strategic analysis.

The Policy requires that areas of Aboriginal heritage significance are identified and legally protected. Aboriginal heritage is specifically regulated under the *Aboriginal Relics Act 1975*, not under LUPAA. Aboriginal Heritage Tasmania is responsible for administering this regulation and for maintaining the Tasmanian Aboriginal Site Index. In some cases it will be necessary for developers to obtain a separate permit from Aboriginal Heritage Tasmania in addition to a planning permit.

The Policy requires that areas subject to significant risk of coastal hazards be identified and managed to protect life and property. The Coastal Inundation Hazard Code deals with coastal inundation risk from current day out to 2100 having regard to anticipated sea level rise. The Coastal Erosion Hazard Code specifically deals with risk from and to the coast by erosion. Again, this code managed current day risk through to 2100 recognising increased erosion risk caused by sea level rise.

### **Sustainable Development of Coastal Areas and Resources**

Water quality impacts resulting from land use and development are regulated under the Environmental Management and Pollution Control Act 1994 (EMPCA).

The Policy requires that tourism and recreational uses and development in the coastal zone be directed to suitable locations, based on the Policy's principles. This is reflected in the TPS through SPP's controls in above mentioned codes, the Open Space Zone, the Recreation Zone and the Environmental Management Zone and their appropriate application under the LPS.

The Coastal Erosion Hazard Code specifies controls for development associated with Coastal protection works.

The Policy recognises public's common right of access to the coast and requires that this be maintained. This objective is reflected through the use of the Open Space Zone adjacent to the foreshore areas. The zone covers existing areas of public open space (POS) and identifies those areas that ought to be considered for future POS through either subdivision or land acquisition in accordance with the relevant Council policies.

### **Shared Responsibility for Integrated Management of Coastal Areas and Resources**

The Policy emphasises the importance of regional planning as a tool for coastal management. The Southern Tasmania Regional Land Use Strategy has recognised this role and provides specific policies in regard to the coast addressing the visual and ecological values of the coast. These policies set up the basis for the application of the SPP coastal codes implemented through the LPS.

### **Implementation, Evaluation and Review**

The Policy states that the main vehicles for implementation are to be land use planning controls, marine farming development plans and local council strategic and operational plans. The SPP's provides consistent controls for coastal areas. Any future changes to the

State Coastal Policy will be considered in future iterations of the Southern Tasmania Regional Land Use Strategy and the planning schemes developed under it.

#### **2.4.2 State Policy on the Protection of Agricultural Land 2009**

The purpose of the State Policy is to *“conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”*.

The stated objectives are *“to enable the sustainable development of agriculture by minimising:*

- (a) conflict with or interference from other land uses; and*
- (b) non-agricultural use or development on agricultural land that precludes the return of that land to a agricultural use”*.

The eleven principles that support the policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes. The SPP Rural and Agriculture Zone provisions were developed having regard to these principles. The requirement to apply these zones to land necessitates an analysis of land resources to determine which zone is most appropriate.

The Guidelines require that land to be included in the Agriculture Zone should be based on the land identified in the ‘Land Potentially Suitable for Agriculture Zone’, a methodology developed by the State with a layer published on the LIST. The guideline provides that in applying the zone, a planning authority may *“also have regard to any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:*

- (i) incorporates more recent or detailed analysis or mapping;*
- (ii) better aligns with on-ground features; or*
- (iii) addresses any anomalies or inaccuracies in the ‘Land Potentially Suitable for Agriculture Zone’ layer”*.

The application of the Rural and Agriculture Zone split is discussed further in Section 5.0 of this report.

#### **2.4.3 State Policy on Water Quality Management 1997**

The State Policy on Water Quality Management 1997 regulates water quality management of all surface waters, including coastal waters, and ground waters (excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and waters in any tank, pipe or cistern). The Policy aims to achieve water quality objectives that further the objectives of Tasmania’s Resource Management and Planning System, manage sources of water pollution, ensure efficient monitoring programs are conducted and facilitate integrated catchment management.

Part 4 of the Policy specifies outcomes to achieve water quality objectives under the

following divisions:

- Division 1 – Measures to Achieve Policy Objectives;
- Division 2 – Management of Point Sources of Pollution;
- Division 3 – Management of Diffuse Sources of Pollution.

Under the existing southern regional planning schemes the Policy is implemented through the incorporation of:

- The Stormwater Management Code which provides a standards for discharges;
- The Acid Sulfate Soils Code which requires a performance based assessment in accordance with the DIPIPWE Guidelines. (not currently utilised in the CIPS2015);
- The Dispersive Soils code which manages potential waterway contamination.

Additionally most zones incorporate provisions that require connection to reticulated services where they exist or require wastewater to be kept on-site.

None of the above codes are replicated in SPP's suite of available codes. However, the SPP's require the mandatory inclusion in the LPS of the State mapped waterway protection areas in the overlay that applies through the Natural Assets Code. The prescribed buffer distances contained in the definition (and shown in the overlay map) trigger assessment of development that occurs within those mapped areas. The SPP's assume compliance with the State Policy in applying the overlay map with associated assessment provisions.

In this instance the draft LPS includes a new Dispersive Soils SAP as local overriding provision to assist with the implementation of this Policy.

#### **2.4.4 National Environmental Protection Measures**

The current National Environmental Protections (NEPM) relate to the following:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

The NEPMS are not directly implemented through planning schemes, with some matters being outside the jurisdiction prescribed by LUPAA. However some aspects are addressed through various SPP provisions relating to matters such as water quality, amenity impacts on residential uses due to noise emissions and site contamination assessment.

### **3.0 Southern Tasmania Regional Land Use Strategy (STRLUS)**

#### **3.1 Background**

The Southern Tasmanian Regional Land Use Strategy (STRLUS) was adopted on 27 October 2011. Following its initial implementation it has now been amended twice.

The Minister for Planning and Local Government has recently sort feedback on several further amendments to assist with the implementation of the TPS and more specifically the approval of the all southern LPS's.

At its meeting on 5 February 2018 Council considered the draft amendments and resolved:

- A. That Council thanks the Minster for the opportunity to comment on the proposed amendment to the Southern Tasmanian Regional Strategy Plan and that he be advised that:*
- *SRD 1.4 should be deleted as part of the amendment, since it is in conflict with the State Planning Provisions.*
  - *Council is concerned that continued ad hoc expansion of the Urban Growth Boundary has potential to prejudice the implementation of the Strategy, with significant impacts on current and future planning for a sustainable and affordable city.*
  - *That Council urges the Minster to create an appropriate structure to urgently undertake a major review of the Strategy Plan and to provide ongoing monitoring of the STRLUS.*
- B. That the officer report accompany the response.*

The Minister requested feedback prior to 16 February 2018 and at the time of this report the proposed amendments have not yet been finalised.

### 3.2 Assessment against STRLUS

The CIPS2015 was assessed against and found to be consistent with the STRLUS as part of its finalisation. For the most part the draft LPS reflects a "like for like" conversion of the existing CIPS 2015 provisions into the new TPS format having regard to the SPP provisions and LPS zone and code application. Any departure from either the Guidelines and/or a "like for like" conversion of the existing CIPS2015 is discussed on a case by case basis further in this report.

#### 3.2.1 Biodiversity and Geodiversity

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
BNV 1	Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.	(a) Protecting land with the highest environmental values through the application of the Environmental Management Zone and the Landscape Conservation Zone  (b) Protecting significant environmental values through the application of the Natural Assets Code.
BNV 1.1	Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to	

	areas that retain biodiversity values that are to be recognised and protected by Planning Schemes.	<p>(c) Avoid applying urban zones to land outside of the established Urban Growth Boundary.</p> <p>(d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of, weeds from development sites through construction management provisions.</p>
BNV 1.2	<p>Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes:</p> <p>(a) specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and</p> <p>(b) implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</p>	
BNV 1.3	<p>Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</p> <p>Biodiversity offsets:</p> <p>(a) are to be used only as a 'last resort';</p> <p>(b) should provide for a net conservation benefit and security of the offset in perpetuity;</p> <p>(c) are to be based upon 'like for like' wherever possible;</p>	
BNV 1.4	Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region, but allowing local variation to accommodate variances in local values	
BNV 1.5	Ensure vegetation clearance and/or soil disturbance is undertaken in	

	accordance with construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.	
BNV 1.6	Include in planning schemes preserving climate refugia where there is scientifically accepted spatial data.	
BNV 2	Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.	
BNV 2.1	Avoid the clearance of threatened vegetation communities except: <ul style="list-style-type: none"> <li>a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</li> <li>b. where the clearance will not significantly detract from the conservation of that native vegetation community.</li> </ul>	
BNV 2.2	Minimise clearance of native vegetation communities that provide habitat for threatened species.	
BNV 2.3	Ensure potential applicants are advised of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.	
BNV 3	Protect the biodiversity and conservation values of the Reserve Estate.	
BNV 3.1	Include within Planning Schemes requirements to setback use and development from boundaries with reserved land	
BNV 4	Recognise the importance of non	



	land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.	
BNV 4.1	Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy	
BNV 5	Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.	
BNV 5.1	Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that include weed management actions where the site is known, or suspected, to contain declared weeds.	
BNV 6.1	Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.	
BNV 6.2	Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).	

### 3.2.2 Water Resources

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
WR 1	Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries	(a) Protecting environmental values of waterways generally through the Natural Assets Code.
WR 1.1	Ensure use and development is undertaken in accordance with the State Policy on Water Quality	(b) Minimising loss of riparian native vegetation in particular through the Natural Assets and



	Management	<p>Coastal Inundation and Erosion Codes and application of Open Space, Environmental Management and Landscape Conservation Zones.</p> <p>(c) Requiring total water cycle management and water sensitive urban design principles to be applied to relevant development. This is given head of power through Section 6.11 of the SPP's.</p> <p>(d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of, weeds from development sites through construction management provisions applied through conditions to relevant development. This is given head of power through Section 6.11 of the SPP's.</p> <p>(e) Facilitating the use of rainwater tanks in residential areas in general. However, they are required as a local overriding provision in the area subject to the North East Droughty Point SAP.</p>
WR 1.2	Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers, (particularly subdivision)	
WR 1.3	Include setback requirements in planning schemes to protect riparian areas relevant to their classification under the Forest Practices System.	
WR 1.4	Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.	
WR 2	Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.	
WR 2.1	Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes	
WR 2.2	Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels	
WR 2.3	Minimise clearance of native riparian vegetation.	
WR 2.4	Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.	
WR 3	Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure	

	provision	
WR 3.1	Reduce barriers in the planning system for the use of rainwater tanks in residential areas.	

### 3.2.3 The Coast

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
C 1	Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.	<ul style="list-style-type: none"> <li>(a) Protecting coastal values through the application of the through the Natural Assets, Coastal Inundation and Erosion Codes and application of Open Space, Environmental Management and Landscape Conservation Zones.</li> <li>(b) Protecting significant environmental values through codes dealing with biodiversity, wetlands and waterways.</li> <li>(c) Applying suitable conditions relating to water quality, stormwater, vegetation and/or soil disturbance and preventing the spread of weeds pursuant to Section 6.11 of the SPP's.</li> <li>(d) Providing appropriate setbacks for development from the coast.</li> <li>(e) Avoiding zoning any further land or urban development identified as at risk from rising sea levels.</li> <li>(f) Managing areas identified as potentially at risk from rising sea levels through the Inundation Prone Areas Code.</li> </ul>
C 1.1	Ensure use and development avoids clearance of coastal native vegetation.	
C 1.2	Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.	
C 1.3	Prevent development on mobile landforms and coastal mudflats unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast.	
C 1.4	Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless: <ul style="list-style-type: none"> <li>a. The land is utilised for rural resource purposes; or</li> <li>b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.</li> </ul>	
C 2	Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession	
C 2.1	Include provisions in planning schemes relating to minimizing risk from sea level rise, storm	

	surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.	<p>(g) Recognising and protecting coastal refugia through appropriate zoning and application of the Natural Assets Code.</p> <p>(h) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</p>
C 2.2	Ensure growth is located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.	
C 2.3	Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.	

### 3.2.4 Managing Risks and Hazards

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
MRH 1	Minimise the risk of loss of life and property from bushfires.	<p>(a) Avoiding zoning any further land for urban development identified as at risk from rising sea levels.</p> <p>(b) Managing areas identified as potentially at risk from rising sea levels through the Coastal Inundation and Erosion Codes.</p> <p>(c) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</p> <p>(d) Avoiding the application of intensive urban zones over any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils.</p> <p>(e) Recognising areas at risk from</p>
MRH 1.1	Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	
MRH 1.2	Ensure subdivision road layout designs provide for safe exit points in areas subject to bushfire hazard.	
MRH 1.3	Allow clearance of vegetation in areas adjacent to dwellings existing at the time planning schemes based on this Strategy come into effect, in order to implement bushfire management plans Where such vegetation is subject to a biodiversity code, the extent of clearing allowable is to	

	be the minimum necessary to provide adequate bushfire hazard protection.	<p>bushfire and managing use and development accordingly through the Bushfire-Prone Areas Code.</p> <p>(f) Recognising areas at risk from flooding and managing use and development accordingly through the Flood-Prone Areas Code.</p> <p>(g) Recognising areas at risk from land instability and managing use and development accordingly through the Landslide Code.</p> <p>(h) Implementation the Potentially Contaminated Land Code through a mapped overlay of potentially contaminated sites.</p> <p>(i) Development and application of a Potentially Dispersive Soils SAP over part of Mt Rumney, an area known to contain dispersive soils.</p>
MRH 1.4	Include provisions in planning schemes for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.	
MRH 1.5	Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.	
MRH 1.6	Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.	
MRH 2	Minimise the risk of loss of life and property from flooding	
MRH 2.1	Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.	
MRH 2.2	Include provisions in planning schemes for use and development in flood prone areas based upon best practice in order to manage residual risk.	
MRH 3	Protect life and property from possible effects of land instability.	
MRH 3.1	Prevent further development in declared landslide zones.	
MRH 3.2	Require the design and layout of development to be responsive to the underlying risk of land instability.	
MRH 3.3	Allow use and development in areas at risk of land instability only where risk is managed so	

	that it does not cause an undue risk to occupants or users of the site, their property or to the public.	
MRH 4	Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.	
MRH 4.1	Include provisions in planning schemes requiring the consideration of site contamination issues.	
MRH 5	Respond to the risk of soil erosion and dispersive and acid sulphate soils.	
MRH 5.1	Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.	
MRH 5.2	Wherever possible, ensure development avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then ensure management is undertaken in accordance with the Acid Sulphate Soils Management Guidelines prepared by the Department of Primary Industries.	

### 3.2.5 Cultural Values

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
CV 1	Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding	(a) Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of local significance

	history and contribution to the region's competitive advantage.	within the Local Historic Heritage Code.
CV 1.1	Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.	(b) Protecting heritage precincts through the Local Historic Heritage Code.
CV 1.2	Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.	(c) Applying the Environmental Management or Landscape Conservation zones to recognised significant landscapes, particularly key skylines and ridgelines.
CV 1.3	Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	(d) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.
CV 1.4	Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.	(e) Utilising local overriding provisions such as the Single Hill and Oceana Drive Residential and Bushland SAP's to guide development of sensitive sites.
CV 2	Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	
CV 2.1	Support the completion of the review of the Historic Cultural Heritage Act 1995.	
CV 2.2	Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows: a. places of local significance are to be listed within Heritage Codes contained within planning schemes, as determined by the local Council b. places of state significance are to be listed within the Tasmanian Heritage Register, as	

	<p>determined by the Tasmanian Heritage Council.</p> <p>c. places of national or international significance are listed through national mechanisms as determined by the Australian Government.</p>	
CV 2.3	<p>Progress towards a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance:</p> <p>a. Heritage places of local significance: by the local Council acting as a Planning Authority</p> <p>b. Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.</p>	
CV 2.4	<p>Recognise and list heritage precincts within planning scheme</p> <p>Heritage Codes and spatially define them by associated overlays on planning scheme maps.</p>	
CV 2.5	<p>Base heritage management upon the Burra Charter and the HERCON Criteria, with heritage code provisions in planning schemes drafted to conform with relevant principles therein.</p>	
CV 2.6	<p>Standardise statutory heritage management at the local level as much as possible.</p> <p>a. Listings in planning schemes should be based on a common regional inventory template, (recognising that not all listings will include all details due to knowledge gaps).</p>	



	b. Heritage code provisions in planning schemes should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control	
CV 2.7	Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.	
CV 3	Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.	
CV 3.1	Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.	
CV 4	Recognise and manage significant cultural landscapes throughout the region to protect their key values.	
CV 4.1	State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.	
CV 4.2	Ensure the key values of regionally significant landscapes are not significantly compromised by new development through appropriate provisions within planning schemes.	
CV 4.3	Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in planning schemes.	



CV 5	Recognise and manage archaeological values throughout the region to preserve their key values.	
CV 5.1	Known archaeological sites of significance to be considered for listing as places of either local or state significance within Heritage Codes contained within planning schemes or on the State Heritage Register respectively, as appropriate.	
CV 5.2	Ensure development that includes soil disturbance within archaeology zones of significance is undertaken in accordance with archaeological management plans to ensure values are not lost, or are recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.	

### 3.2.6 Recreation and Open Space

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
ROS 1	Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.	<p>(a) Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively.</p> <p>(b) Providing for sports and recreation uses in a wide range of zones under the SPP's Use Tables.</p> <p>(c) Stipulating that the lot size prescribed under the relevant zone provisions do not apply to lots created for recreation and open space.</p> <p>(d) Utilising local overriding</p>
ROS 1.1	Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; a. Local b. District c. Sub-regional d. Regional e. State	

	f. National	provisions such as the ParanVille, East Glebe Hill and Oceana Drive Residential and Bushland SAP's to guide location of future POS through the subdivision process.
ROS 1.2	Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; a. Parks; b. Outdoor Sports Venues; c. Landscape and Amenity; d. Linear and Linkage; e. Foreshore and waterway; f. Conservation and Heritage; g. Utilities and Services; and h. Proposed Open Space.	
ROS 1.3	Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.4	Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.5	Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.	
ROS 1.6	Ensure subdivision and development is consistent with principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.	
ROS 2	Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.	
ROS 2.1	Avoid unnecessary duplication of	

	recreational facilities across the region.	
--	--	--

### 3.2.7 Social Infrastructure

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
SI 1	Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.	<ul style="list-style-type: none"> <li>(a) Providing flexibility within the SPP's for a variety of housing types including the development of aged care and nursing home facilities in residential areas.</li> <li>(b) Providing a framework that does not discriminate against social and affordable housing.</li> <li>(c) Providing for options within the planning scheme to facilitate the aged continuing to live within their communities, and with their families, for as long as possible.</li> <li>(d) Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone.</li> <li>(e) Utilising local overriding provisions such as the Gordons Hill Particular Purpose Zone to provide for the development of aged care and nursing home facilities in close proximity to activity centres and public transport routes.</li> </ul>
SI 1.1	Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions its ongoing function and redevelopment in its current location.	
SI 1.2	Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.	
SI 1.3	Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.	
SI 1.4	Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.	
SI 1.5	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	
SI 1.6	Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner	

	consistent with the Activity Centre hierarchy.	
SI 1.7	Provide flexibility in planning schemes for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.	
SI 1.8	Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within planning schemes.	
SI 1.9	Ensure relevant planning scheme provisions include Crime Prevention through Environmental Design principles.	
SI 1.10	Recognise the role of the building approvals processes in providing access for people with disabilities.	
SI 2	Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.	
SI 2.1	Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.	
SI 2.2	Ensure planning schemes do not prevent the establishment of social housing in residential areas.	

### 3.2.8 Physical Infrastructure

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
PI 1	Maximise the efficiency of existing physical infrastructure.	(a) Generally applying urban zones to those areas within the identified Growth Boundary.  (b) Implementing a Residential Land Release Program for the
PI 1.1	Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.	

PI 1.2	Provide for small residential scale energy generation facilities in planning schemes.	<p>Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Protecting the function and safety of transport infrastructure through the application of the Road and Railway Assets Code.</p> <p>(d) Allowing for densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential Zone and the Gordon Hill Particular Purpose Zone.</p> <p>(e) Allowing for a range of house solutions with higher dwelling density through the SPP urban zone standards.</p> <p>(f) Recognising and protecting major utilities through the use of the Utilities Zone.</p> <p>(g) Protecting land identified for future major roads from inappropriate or premature development by applying the Utilities Zone and Road and Railway Assets Code.</p> <p>(h) Protecting major transmission assets through the Electricity Transmission Infrastructure Protection Code.</p> <p>(i) Providing for small residential</p>
PI 2	Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.	
PI 2.1	Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.	
PI 2.2	Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.	
PI 2.3	Identify, protect and manage existing and future infrastructure corridors and sites.	
PI 2.4	Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.	
PI 2.5	Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, ensuring that pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) is consistent with the Regional Land Use Strategy.	
PI 2.6	Ensure electricity generation and major transmission assets are recognised and protected within planning schemes to provide for continued electricity supply.	

		scale energy generation facilities through the SPP's exemptions at Section 4.0 relating to Renewable energy.
--	--	--

### 3.2.9 Land Use & Transport Integration

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
LUTI 1	Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.	<ul style="list-style-type: none"> <li>(a) Confining land zoned for urban development to within the Urban Growth Boundary.</li> <li>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</li> <li>(c) Protecting the function and safety of transport infrastructure through the application of the Road and Rail Assets code.</li> <li>(d) Allowing for densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential Zone and the Gordon Hill Particular Purpose Zone.</li> <li>(e) Allowing for a range of house</li> </ul>
LUTI 1.1	Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.	
LUTI 1.2	Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.	
LUTI 1.3	Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres	
LUTI 1.4	Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.	
LUTI 1.5	Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.	
LUTI 1.6	Maximise road connections between existing and potential future roads with new roads proposed as part of the design and	

	layout of subdivision.	<p>solutions with higher dwelling density through the SPP urban zone standards.</p> <p>(f) Recognising and protecting major utilities and existing and future transport corridors through the application of the Utilities Zone.</p>
LUTI 1.7	Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.	
LUTI 1.8	Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 to minimise further land use conflict.	
LUTI 1.9	Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.	
LUTI 1.10	Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.	
LUTI 1.11	Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.	
LUTI 1.12	Include requirements in planning schemes for end-of-trip facilities in employment generating developments that support active transport modes.	

### 3.2.10 Tourism

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
T 1	Provide for innovative and sustainable tourism for the region.	<p>(a) The SPP's provide for:</p> <ul style="list-style-type: none"> <li>• minor tourism use and development in all appropriate zones; and</li> <li>• small scale visitor</li> </ul>
T 1.1	Protect and enhance authentic and distinctive local features and landscapes throughout the region.	
T 1.2	Identify and protect regional	



	landscapes, which contribute to the region's sense of place, through planning schemes.	<p>accommodation as exempt and permitted uses in appropriate zones.</p> <p>(b) Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 40T applications (equivalent to Section 43A under the prior LUPA Act).</p>
T 1.3	Allow for tourism use in the rural and significant agriculture zones where it supports the use of the land for primary production.	
T 1.4	Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.	
T 1.5	Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.	
T 1.6	Recognise, planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.	
T 1.7	Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application).	

### 3.2.11 Strategic Economic Opportunities

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
SEO 1	Support and protect strategic economic opportunities for Southern Tasmania.	<p>(a) Applying the industrial zones in appropriate locations.</p> <p>(b) Development and application of the CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct.</p> <p>(c) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of an</p>
SEO 1.1	Protect the following key sites and areas from use and development which would compromise their strategic economic potential through planning scheme provisions: <ol style="list-style-type: none"> <li>Hobart Port (including Macquarie and Princes Wharves)</li> </ol>	



	b. Macquarie Point rail yards; and c. Princes of Wales Bay marine industry precinct.	attenuation code.  (d) The SPP's provide for minor commercial use and development opportunities in all appropriate zones.
SEO 1.2	Include place specific provisions for the Sullivans Cove area in the planning scheme.	
SEO 1.3	Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.	

### 3.2.12 Productive Resources

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
PR 1	Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.	(a) Recognising and protecting districts comprised of substantial areas of identified significant agricultural land by applying the Agriculture Zone.  (b) Restricting non-agricultural uses within the Agriculture Zone, allowing for such uses only where ancillary, subservient and/or necessary to support the primary use.  (c) Providing large buffer distance between agricultural and residential development, and allow residential development otherwise only where it can be demonstrated that it will not fetter agriculture uses on site or neighbouring land.  (d) Restricting subdivision within the Agriculture Zone to ensure that the future use of the land
PR 1.1	Utilise the 'Significant Agriculture Zone' to identify regionally significant agricultural land in planning schemes and manage that land consistently across the region.	
PR 1.2	Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.	
PR 1.3	Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production	
PR 1.4	Prevent further land fragmentation by restricting subdivision unless	

	necessary to facilitate the use of the land for agriculture.	can support agriculture.
PR 1.5	Minimise the use of significant agricultural land for plantation forestry.	(e) Providing for down-stream processing of agricultural products 'on farm'.
PR 2	Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.	(f) Minimising the use of agricultural land for plantation forestry. Where by the use is discretionary and must demonstrate a significant benefit to the region.
PR 2.1	Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.	(g) Providing for non-agricultural resource development, such as forestry, extractive industry and onshore aquaculture facilities within the Rural Zone.
PR 2.2	Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.	(h) Providing subdivision standards in the Rural Zone that is consistent with supporting rural use and development.
PR 2.3	Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.	(i) Providing for resource processing industries within the Rural Zone.
PR 2.4	Ensure opportunities for down-stream processing of agricultural products are supported in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.	(j) Controlling the fragmentation of farmland and conversion to rural residential activity.
PR 2.5	Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.	
PR 2.6	Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.	
PR 3	Support and protect regionally significant extractive industries.	

PR 3.1	Ensure existing regionally significant extractive industry sites are zoned either General Industry or Rural Resource and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.	
PR 4	Support the aquaculture industry.	
PR 4.1	Ensure appropriately zoned land on the coast is provided in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.	
PR 4.2	Identify key marine farming areas within planning scheme to assist in reducing potential land use conflicts from an increasingly industrialised industry.	
PR 5	Support the forest industry.	
PR 5.1	Ensure working forests, including State Forests and Private Timber Reserves (for commercial forestry), are zoned Rural Resource.	
PR 5.2	Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.	
PR 5.3	Allow for plantations in the rural resource zone subject to setbacks from existing dwellings.	
PR 5.4	Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.	

### 3.2.13 Industrial Activity

<b>Strategy Reference</b>	<b>Regional Policies</b>	<b>The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:</b>
---------------------------	--------------------------	--

IA 1	Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.	<p>(a) Applying the General Industrial and Light Industrial Zones in appropriate locations, typically away from sensitive zones and well serviced by existing transport networks.</p> <p>(b) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of the Attenuation Code.</p> <p>(c) Protecting industrial land from fragmentation through prohibition of sensitive uses and other minor order retail and hire that would be more appropriately located in commercial zones.</p> <p>(d) Establishing/growing precincts supported by the STRLUS and Industrial Strategy.</p>
IA 1.1	Ensure industrial land is relatively flat and enables easy access to major transport routes, other physical infrastructure such as water, wastewater, electricity and telecommunications	
IA 1.2	Locate new industrial areas away from sensitive land uses such as residentially zoned land.	
IA 1.3	Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	
IA 1.4	Provide a 15-year supply of industrial land, zoned for industrial purposes within the new planning schemes – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	
IA 1.5	Aim to ensure a minimum 5-year supply of subdivided and fully serviced industrial land.	
IA 1.6	Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.	
IA 2	Protect and manage existing strategically located export orientated industries.	
IA 2.1	Identify significant industrial sites through zoning and ensure that other industrial uses not related to its existing function do not diminish its strategic importance.	
IA 3	Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.	
IA 3.1	Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.	

### 3.2.14 Activity Centres

<b>Strategy Reference</b>	<b>Regional Policies</b>	<b>The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to</b>
---------------------------	--------------------------	---

		<b>further the outcomes by:</b>
AC 1	Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.	<p>(a) Applying the:</p> <ul style="list-style-type: none"> <li>• Central Business Zone;</li> <li>• General Business Zone; and</li> <li>• Local Business Zone.</li> </ul> <p>in accordance with the Activity Centre Network.</p> <p>(b) Preventing out-of-centre commercial development, other than that which services local needs.</p> <p>(c) Implementing local overriding provisions such as the Kangaroo Bay and Cambridge Commercial Particular Purpose Zone that induce suitable controls that respond to their environs. The controls focus on high quality urban design and appropriate uses for their respective settings.</p> <p>(d) Implementing local overriding provisions such as the Rosny Park, Lindisfarne, Bellerive and the Glebe Hill and Lauderdale Neighbourhood Centre SAP's that introduce additional standards requiring high quality urban design and pedestrian amenity which provides for active street frontage layouts and respects the character of the urban area.</p> <p>(e) Providing development standards that support improved use of public transport and alternative modes of transport.</p>
AC 1.1	Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.	
AC 1.2	Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.	
AC 1.3	Discourage out-of-centre development by only providing for in-centre development within planning schemes.	
AC 1.4	Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.	
AC 1.5	Ensure high quality urban design and pedestrian amenity through the respective development standards	
AC 1.6	Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.	
AC 1.7	Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.	

AC 1.8	Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.	
AC 1.9	Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.	
AC 1.10	Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.	
AC 1.11	Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing	
AC 1.12	Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.	
AC 2	Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania	
AC 2.1	Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre	
AC 2.2	Achieve high quality design for all new prominent buildings and public spaces in the Primary and	

	Principal Activity Centres	
AC 2.3	Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.	
AC 2.4	Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.	
AC 3	Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.	
AC 3.1	Actively encourage people to walk, cycle and use public transport to access Activity Centres.	
AC 3.2	Support high frequency public transport options into Principal and Primary Activity Centres	
AC 3.3	Ensure the minimum car parking requirements and associated 'discretion' in planning schemes for use and development in the Principal and Primary Activity Centres encourages the use of alternative modes of transport than private cars.	
AC 3.4	Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.	
AC 3.5	Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.	



### 3.2.15 Settlement and Residential Development

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
SRD 1	Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.	<p>(a) Confining land zoned for urban development to within the Urban Growth Boundary.</p> <p>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Protecting land identified for future urban development (Greenfield Development Precincts) from inappropriate or premature development by applying the Future Urban Zone for the Greenfield Development Precincts in the Droughty Point Corridor.</p> <p>(d) Ensuring that the sum of all land zoned for Residential purposes within Greater Hobart does not encompass more than a 10 year supply of residential land at any one point in time.</p> <p>(e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and the Gordons Hill Particular Purpose</p>
SRD 1.1	Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.	
SRD 1.2	<p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <ol style="list-style-type: none"> <li>1. Strategy (regional function &amp; growth scenario);</li> <li>2. Settlement Structure Plans (including identification of settlement boundaries);</li> <li>3. Subdivision Permit;</li> <li>4. Use and Development Permit.</li> </ol>	
SRD 1.3	<p>Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:</p> <ol style="list-style-type: none"> <li>a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided: <ol style="list-style-type: none"> <li>(i) the area of the community is either substantial in size or adjoins a settlement and will</li> </ol> </li> </ol>	

	<p>not be required for any other settlement purpose; and</p> <p>(ii) only limited subdivision potential is created by rezoning.</p> <p>b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following:</p> <p>(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;</p> <p>(ii) the land rezoned to rural living use is adjacent to an existing rural living community;</p> <p>(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land;</p> <p>(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p> <p>c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <p>(i) the land must predominantly share common boundaries with:</p> <ul style="list-style-type: none"> <li>existing Rural Living zoned land; or</li> <li>rural living communities which comply with SRD</li> </ul>	<p>Zone.</p> <p>(f) Facilitating a range of housing types and higher dwelling density through the SPP's zone standards.</p> <p>(g) Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or if not fully serviced where they are capable of being serviced.</p> <p>(h) Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density).</p> <p>(i) Providing zone standards so that land zoned Inner Residential is developed at a minimum of 25 dwellings per hectare (net density), with all forms of residential use permitted.</p> <p>(j) Applying the Low Density Residential Zone to:</p> <p>(i) Manage land values and/or hazards;</p> <p>(ii) Areas where full services are not available and are unlikely to become available;</p> <p>(iii) Existing low density areas including the; and/or</p> <p>(iv) Coastal settlements currently zoned Village under the CIPS2015. This responds to the shifting Village Zone purpose,</p>
--	--	--

	<p>1.3(a);</p> <p>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</p> <p>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</p> <p>(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</p> <p>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land;</p> <p>(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p>	<p>which under the SPP's, now forms part of the suite of commercial zones.</p> <p>(k) Confining land zoned for urban development within identified settlement boundaries.</p> <p>(l) Ensuring that the amount of land zoned General Residential is consistent with growth targets for that settlement identified in the Regional Land Use Strategy based on the desired density.</p> <p>(m) Applying the Rural Living Zone to existing settlements and minimising rural living growth outside of these areas.</p> <p>(n) Conversion of the existing CIPS2015 Rural Living lots sizes. Which is 2.0ha, with the exception of Otago and the areas Subject to the Single Hill SAP.</p>
SRD 1.4	Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.	
SRD 1.5	Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).	
SRD 1.6	Utilise the low density residential zone only where it is necessary to manage land constraints in	

	settlements or to acknowledge existing areas.	
SRD 2	Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.	
SRD 2.1	Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.	
SRD 2.2	Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.	
SRD 2.3	Provide greenfield land for residential purposes across the following Greenfield Development Precincts: <ul style="list-style-type: none"> <li>• Bridgewater North</li> <li>• Brighton South</li> <li>• Droughty Point Corridor</li> <li>• Gagebrook/Old Beach</li> <li>• Granton (Upper Hilton Road up to and including Black Snake Village)</li> <li>• Midway Point North</li> <li>• Risdon Vale to Geilston Bay</li> <li>• Sorell Township East</li> <li>• Spring Farm/Huntingfield South</li> </ul>	
SRD 2.4	Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.	
SRD 2.5	Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows: <ol style="list-style-type: none"> <li>1. Strategy (greenfield targets</li> </ol>	

	<p>within urban growth boundary);</p> <ol style="list-style-type: none"> <li>2. Conceptual Sequencing Plan;</li> <li>3. Precinct Structure Plans (for each Greenfield Development Precinct);</li> <li>4. Subdivision Permit; and</li> <li>5. Use and Development Permit</li> </ol>	
SRD 2.6	<p>Increase densities to an average of at least 25 dwellings per hectare (net density)* within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.</p> <p>* It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.</p>	
SRD 2.7	<p>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</p> <ul style="list-style-type: none"> <li>• Glenorchy LGA 40% (5300 dwellings)</li> <li>• Hobart LGA 25% (3312 dwellings)</li> <li>• Clarence LGA 15% (1987 dwelling)</li> <li>• Brighton LGA 15% (1987 dwellings)</li> <li>• Kingborough LGA 5% (662 dwellings)</li> </ul>	
SRD 2.8	<p>Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.</p>	
SRD 2.9	<p>Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an</p>	

	ageing population.	
SRD 2.10	Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.	
SRD 2.11	Increase the supply of affordable housing.	

## 4.0 Furthering Local Land Use Strategies

Section 2.1 of the STRLUS states; *"It is important to recognise that this strategy addresses matters of regional importance only. Local and/or sub-regional planning strategies prepared at the local government level, consistent with this strategy (and the objectives of the RMPS and relevant State Policies), are necessary in order to take into account local issues and circumstances that need to be expressed in individual planning schemes. Where there is an inconsistency between local strategic planning and this regional strategy, the latter should prevail."*

The following land use strategies have been used to inform the preparation of the Draft Clarence LPS:

- Clarence Activity Centre Strategy
- Public Open Space Policy (2013)
- Clarence City Council Natural Assets Information Manual
- Kangaroo Bay Urban Design Strategy and Concept Plan
- Climate Change Impacts on Clarence Coastal Areas
- Richmond Cultural Resource Management Plan
- Bellerive Bluff
- Lauderdale Structure Plan
- Public Art Policy

### 4.1 Clarence Activity Centre Strategy

At its meeting on 24 February 2014 Council adopted the 'Clarence Activity Centre Strategy - December 2013' and associated recommendations superseding the previous Clarence City Council Retail Analysis – July 2010. The Clarence Activity Centre Strategy is included in the Appendices and the associated report can be downloaded from Council's website at: <http://www.ccc.tas.gov.au/webdata/resources/files/a24.02.14.pdf>

The strategy presents recommendations for zoning and development controls for existing and future activity centres in Clarence in order to promote appropriate development, encourage sustainable economic development and to best serve the needs of the residents of Clarence and beyond.

The strategy recognises the primacy and future growth potential of Rosny Park, and also identifies the need for 2 additional activity centres to serve southern Clarence recommending Lauderdale and Glebe Hill (Howrah) as the most appropriate locations.

Both have been zoned for this purpose in recent years and have current development permits.

#### **4.2 Public Open Space Policy (2013)**

The CIPS2015 contains regional provisions requiring Public Open Space to be provided as land, or cash in lieu, in accordance with the relevant Council Policy. In Clarence that policy is the Public Open Space Policy (2013), the primary purpose of which is to ensure the delivery of adequate and appropriate Public Open Space (POS) to serve the needs of the existing and future population in Clarence. The Policy assists Council to deliver a consistent approach to the consideration of POS.

The Policy is based on the constraints of the enabling legislation, established planning principles and provides a structured and robust framework to assist with the implementation of other adopted Council strategies as they relate to the delivery POS and associated networks.

Other POS related Council strategies include but are not limited to:

- Clarence Tracks & Trails Strategy 2012
- Positive Aging Plan 2012-2016
- Clarence Bushland and Coastal Strategy (August 2011)
- Community Health and Wellbeing Plan 2013-2018
- Draft Sport and Active Recreation Strategy

The Public Open Space Policy (2013) is included in the appendices.

Contrary to the CIPS2015, the SPP's does not contain provisions relating to either the open space assessment or recognition of local policy. While some elements of open space planning may be incorporated into local overriding provisions such as SAP's the TPS heavily relies on the provisions of the Local Government Act (Building and Miscellaneous Provisions) Act 1993 (LGBMP). In terms of administration and developer certainly it is considered that this is unsatisfactory and warrants suitable amendment to the SPP's in the longer term, however, in the short term open space planning can be facilitated through LGBMP assisted by the Public Open Space Policy (2013).

#### **4.3 Clarence City Council Natural Assets Information Manual**

The Clarence City Council Natural Assets Information Manual is included in the Appendices.

Entura (formerly Hydro Tasmania Consulting) was originally engaged by Clarence City Council to review and update the existing Natural Assets Inventory (NAI) as well as expand it to include fauna values. This review resulted in the development of the Natural Asset Information Manual (NAIM) reflective of it being more than just an inventory of significant values. The NAIM encompasses the entire municipality of the City of Clarence and responds (in part) to the significant level of development and major changes at the urban fringe that have occurred in Clarence in recent times.

The NAI was initially developed in 1996 to identify significant areas of natural vegetation within the Clarence local government area. The NAI was updated in 1999 to include the



Richmond area. The NAI provided Council with a register to help identify and protect important areas of native vegetation in the development assessment process in conjunction with the planning scheme.

Since the development of the NAI there have been changes in the natural environment within Clarence as well as changes to environmental legislation. There have also been technological improvements in the way environmental data can be captured, mapped and delivered, particularly in the development of Geographic Information Systems (GIS). Clarence City Council has a well-developed GIS and is heavily reliant on its use to provide data spatially relevant to property cadastre.

The NAIM is primarily delivered through maps of vegetation communities, threatened species data and risk based interpretations of the significance of flora, vegetation and fauna values. These maps have built upon existing knowledge but significant levels of validation and verification have been undertaken within agreed high-priority areas in order to ensure the data has currency and integrity.

The NAIM was developed as a tool for assisting Council in its decision-making, particularly in considering the potential impact of planning decisions on natural values and the need for a detailed environmental submission as part of a planning application. The NAIM provided the underlying data and rationale behind CIPS2015 E27.0 Natural Assets Code and forms the basis behind the Draft LPS C7.0 Natural Asset Code mapping.

#### **4.4 Kangaroo Bay Urban Design Strategy and Concept Plan**

In 2004 the State Government and Clarence City Council called for expressions of interest in the future development of land in the vicinity of the former ferry terminal.

Despite strong initial interest from the private sector, the EOI process was subsequently terminated as it did not produce a development proposal that was both in accordance with the planning scheme provisions and viable from a business investment perspective. Factors identified as contributing to the failure of the EOI process included:

- The lack of an overall masterplan for the area.
- Restrictions on mixed use development, in particular residential uses.
- The small size of the initial EOI parcel which had high development costs.

As a result Inspiring Place Pty Ltd with assistance by Leigh Woolley Architect, Urban Enterprise Pty Ltd, Arup Pty Ltd & Davis Langdon Australia Pty Ltd developed the Kangaroo Bay Urban Design Strategy and Concept Plan which was finalised in February 2008. The Kangaroo Bay Urban Design Strategy and Concept Plan is included in the Appendices and formed the strategic basis behind the CPS2007 Kangaroo Bay Development Plan (DPO 11) implemented through Amendment A-2010/6 and the CIPS2015 Kangaroo Bay Particular Purpose Zone (PPZ 4). These earlier scheme provisions formed the basis behind the development of the Draft LPS CLA-P2.0 Particular Purpose Zone – Kangaroo Bay.

#### **4.5 Climate Change Impacts on Clarence Coastal Areas**

The Climate Change Impacts on Clarence Coastal Areas comprises of the following reports:

- Climate Change Impacts on Clarence Coastal Areas – Final Report (April 2009)
- The University of New South Wales – Water Research Laboratory (WRL) Technical

Report (October 2008).

The reports are included in the Appendices and formed the strategic basis behind the Amendment A-2009/13 to the prior CPS2007.

The modelling undertaken by WRL consisted of detailed analysis of individual coastlines based on exposure and the physical attributes of particular sections of coastline. A weakness of this work is that it did not model all of the Clarence Coastline; the work was for the most part restricted to the urban or populated coastline. Consequently the modelling contains missing sections (albeit, less at risk from development impacts/pressure than urban areas).

The work more recently completed for the Department of Premier and Cabinet (DPAC) produced a more complete state-wide model of the Tasman coastline. However, the DPAC model is based on more generic underlying assumptions than the WRL model and was not based on the same level of localised assessment. For this reason those parts of the coastline modelled by WRL more accurately reflect the exposure/vulnerability to coastal hazards than the DPAC model. Accordingly, in Clarence the most accurate coastal hazard mapping can be achieved using a combination of the two models and is reflected in the current CIPS2015 controls. The Draft LPS reiterates this approach and is discussed in further detail at Section 6 of this report.

#### **4.6 Richmond Cultural Resource Management Plan**

The Richmond Cultural Resource Management Plan comprises of 3 volumes (included in Appendices) and formed the strategic basis for the development of the Heritage listings in Richmond and Richmond Village Overlay contained within the former CPS2007 and current listings and precinct in the CIPS2015.

Under the Draft LPS the Richmond heritage precinct was translated “like for like” whilst individual listings are now limited to those with local historical significance.

#### **4.7 Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study**

In December 2015 Council commissioned Architect and Urban Design Consultant Leigh Woolley to undertake an urban design analysis of the Bellerive Bluff. The conclusion of this work resulted in the development and final adoption of the Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study dated April 2016 (The Report).

The report formed the basis for the initiation of draft amendment A-2016/1 to the CIPS2015. The draft amendment was limited to the introduction of a new Bellerive Bluff Specific Area Plan (SAP) that incorporated development standards relating to:

- Setback and Building Height;
- Design;
- Excavation and retaining; and
- Subdivision.

Ultimately the Commission rejected A-2016/1 on the basis that it attempted to introduce new controls contrary to Planning Directive 4.1 (PD4.1). It is appropriate to reconsider that approach in the context of the TPS. The report remains a locally adopted strategy that subject to the tests under Section 34 of LUPAA could form part of the LPS. This assessment is discussed in further detail at Section 7 of this report.

#### **4.8 Lauderdale Structure Plan**

This Lauderdale Structure Plan (LSP) is a long term plan for the use and development of Lauderdale. It provides a broad framework not intended to provide the level of detail you would expect in a detailed urban design masterplan, a social plan, landscape plan or the like.

The LPS provides a framework for actions, some of which may require further project work involving detailed investigation and design, before they can be implemented.

The LSP built on several important reports and plans to provide a framework for the following key elements in the growth of Lauderdale:

- Expansion of the urban growth boundary and associated planning scheme modifications.
- Provision for a neighbourhood activity centre with a large supermarket and associated specialty shops to serve the Lauderdale community and surrounding suburbs, from Acton Park to Opossum Bay.
- Provision for expansion of the residential area along the main collector linking the South Arm Highway to Bayview Road.
- Improved movement systems, including public transport, bicycles and pedestrian access, improved connections between commercial properties and to public land.
- Enhanced streetscapes to provide a high standard of residential and commercial amenity.
- Climate change responses for public land, including managing beaches as well as supporting development controls to protect buildings from inundation and coastal erosion events in the future.
- Development coordinated with the supply and connection of reticulated services.

The Lauderdale Stormwater Drainage Assessment Report was prepared for Council by Johnstone McGee and Gandy Pty Ltd Consulting Engineers to inform the Lauderdale Structure Plan. The Report identifies a drainage design concept for the urban expansion provided under the LSP and considers the likely impact of stormwater and coastal inundation on existing developed areas.

The LSP was implemented through amendment A-2011/10 to the former CPS2007 and reflected in the current CIPS2015 through zoning and the Lauderdale Neighbourhood Centre SAP. These provisions have intern been translated “like for like” into the Draft LPS.

## 4.9 Public Art Policy 2013

Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area;
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion; and
- Unambiguously connected to the developments which attract the contribution. I.e. the works are made necessary to enhance the spaces developed by retail commercial purposes in the streetscape.

Inclusion of a public art program can stimulate economic activity by attracting new businesses to the area, and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region.

Under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council in determining commercial planning applications, through the contribution of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPP's do not contain a Public Art Code, the Draft LPS reflects existing local strategy by inserting similar controls into specific SAP's applying to established commercial centers.

## 5.0 Zones

The Commission, with the approval of the Minister, under Section 8A of LUPAA issued *Guideline No 1 - Local Provisions Schedule Zone and Code Application* (the Guidelines) in May 2017 and subsequently updated in October 2017.

The Guidelines outline instructions for the application of the SPP's with particular emphasis on Section LP1.0 of the SPP's which specifies the LPS requirements.

Section LP1.0 includes mandatory requirements for the Rural Living Zone in that it must differentiate between the A, B, C & D areas and the LPS must also differentiate between Particular Purposes Zones (PPZ's).

Guideline No.1 directs that the *"primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible"*. This is consistent with the Schedule 1 Objectives of the LUPAA, however must also be read in conjunction with the allowance for overriding local provisions to be included in a LPS and the requirement to demonstrate that it promotes sustainable use and development. Guideline No.1 contains 'should' statements for the zoning of land and in doing so, recognises that there will be circumstances whereby sustainable outcomes are not achieved without variation in

zone type, or the inclusion of overriding local provisions.

### 5.1 CIPS2015 - SPP's Zone Conversion

Under the SPP's there are no Public Open Space (POS) considerations in any zones. This is significant departure from the existing CIPS2015 and the future TPS and is an issue that ought to be addressed urgently. Until the SPP's are amended to include suitable POS controls, a planning authority will be required to determine subdivision proposals under both LUPAA and LGBMP and may result in situations where permit has to be granted under LUPAA and then rejected under LGBMP based on POS considerations.

For the most part, the Draft Clarence LPS carries through existing CIPS2015 zoning, as these correlated with the Zone Application Guidelines. The associated changes in zone standards are generally minor and it is considered that the strategic intent underpinned by the STRLUS and local strategies, in most cases, is not compromised by the SPP's. An overview of zone content that informed initial LPS preparation is shown in Table 5.1 below.

**Table 5.1 CIPS2015 - SPP's Zone Conversion**

CIPS2015 Zone	SPP's Zone	Comments				
		Lot size/Frontage		Setbacks		Other
		CIPS2015	SPP's	CIPS2015	SPP's	
10.0 General Residential	8.0 General Residential	450m2*	450m2*	Font 4.5* Side/rear – up to boundary	Font 4.5* Side/rear – up to boundary	No conversion issues.
11.0 Inner Residential	9.0 Inner Residential					No conversion issues
12.0 Low Density Residential	10.0 Low Density Residential	1500m2 15m frontage	1500m2 20m frontage	Font 4.5* Side/rear – up to boundary	Font 4.5* Side/rear – up to boundary	No conversion issues
13.0 Rural Living Zone	11.0 Rural Living Zone	1&2Ha	1,2,5 &10Ha	Front 20m* Side/Rear 20m* Sensitive uses 100m from R/R and 200m from Sig Ag	Front 10m* Side/Rear 20m* Sensitive uses 200m from R/R and Ag	New site cover standards (400m2*)
14.0 Environmental Living	22.0 Landscape Conservation	20Ha & 6Ha	50 Ha AC (PC min 20Ha)	Front 30m* Side/Rear 30m* Sensitive uses 100m from R/R and 200m from Sig Ag	Front 10m* Side/Rear 20m* Sensitive uses 200m from R/R and Ag	Building heights 7.5m AS down to 6.0m AS both of which can be varied through PC.  Single Dwelling 'P' to 'P' in in building area or otherwise 'D'  New site cover standards (400m2*)
15.0 Urban Mixed Use	13.0 Urban Mixed Use	N/A Not used in Clarence				
16.0 Village	12.0 Village  (10.0 Low Density	1000m2 15m* frontage	600m2 10m* frontage  1500m2	Font 4.5m* Side/rear – 2m or half wall height*	Font 4.5m* Side/rear – 2m or half wall height	"Village to Village" would not an appropriate conversion in Clarence as the CIP2015-SPP's changes from a residential to

	Residential)		20m* frontage		Font 4.5* Side/rear – up to boundary	commercial focus. In Clarence Village would most readily be converted to LDR. Resultant issues would be lot size discrepancies, although fewer permissible uses including multiple dwellings. However it is noted that local shop and food services still would be provided for.
17.0 Community Purpose	27.0 Community Purpose	N/A (pubic purposes) 15m* frontage	N/A (pubic purposes) 10m* frontage	Font 10.0m* Side/rear – 3m or half wall height*		No conversion issues
18.0 Recreation	28.0 Recreation	N/A (pubic purposes) 15m* frontage	N/A (pubic purposes) 3.6m* frontage	Font 10.0m* Side/rear – 3m or half wall height*	Font 5.0m* Side/rear – 3m or half wall height	10m* building height in both. Visitor Accommodation limited to caravan park/camping style setups under SPP's.
19.0 Open Space	29.0 Open Space	N/A (pubic purposes) 15m* frontage	N/A (pubic purposes) 15.0m* frontage	Font 5.0m* Side/rear – 3m or half wall height	Font 5.0m* Side/rear – 3m or half wall height	Increase from 6.5m* - 10m* building height.
20.0 Local Business	14.0 Local Business	300m2* 15.0m* frontage	200m2* 3.6m* frontage	Front setback – 9.0m* to state roads 4.5m* to others.  Setback to a residential zone (Side/rear) – 3.0m or half wall height*	Front setback – Nil <u>or</u> between adjoining.  Setback to a residential zone (Side/rear) – 4.0m or half wall height*	9.0m* building height in both but significantly reduced lot size, frontage and front setback.
21.0 General Business	15.0 General Business	300m2* 15.0m* frontage	100m2* 3.6m* frontage	Front setback – no more than adjoining.  Setback to a residential zone (Side/rear) – 5.0m or half wall height*	Front setback – Nil <u>or</u> between adjoining.  Setback to a residential zone (Side/rear) – 5.0m or half wall height*	12.0m* building height in both but significantly reduced lot size, frontage.
22.0 Central Business	16.0 Central Business	200m2* 10.0m* frontage	45m2* 3.6m* frontage	Front setback – 3.0m*, if facing a Residential zone.  9.0m*, if fronting Bayfield Street or Ross Avenue. Or otherwise nil	Front setback – Nil <u>or</u> between adjoining.  Setback to a residential zone (Side/rear) – 6.0m or half wall height*	20m* (max 30m in CIPS2015) and 8.5m* within 10m of Gen Res Zone in both. Note: the conversion of Rosny Park does not meet the Guidelines for Central Business which indication it ought to be General Business.
23.0 Commercial	17.0 Commercial	2000m2* 25.0m* frontage	1000m2* 3.6m* frontage	Front setback – 10.0m*, &  20.0m*, if fronting Tasman Highway.  Side/rear	Front setback – 5.5m* <u>or</u> between adjoining.  Setback to a residential zone (Side/rear) –	15.0m* down to 12.0m* building height and significantly reduced lot size, frontage & setbacks.  <b>Note:</b> Under the LPS the conversion of CIPS2015 Commercial Zone in Cambridge has been split between a new



				Setback – 5.0m or half wall height*	4.0m or half wall height*	PPZ and the Light Industry Zone. This split reflecting established use and development and the new PPZ responds to need for unique urban design considerations.
24.0 Light Industrial	18.0 Light Industrial					No Conversion Issues
25.0 General Industrial	19.0 General Industrial					No Conversion Issues
26.0 Rural Resource	20.0 Rural					No Conversion Issues
27.0 Significant Agricultural	21.0 Agriculture					No Conversion Issues
28.0 Utilities	26.0 Utilities					No Conversion Issues
29.0 Environmental Management	23.0 Environmental Management					No Conversion Issues
30.0 Major Tourism	24.0 Major Tourism	N/A Not used in Clarence				
31.0 Port & Marine	25.0 Port & Marine	N/A Not used in Clarence				
32.0 PPZ 1 – Urban Growth	30.0 Future Urban					
33.0 PPZ 2 – Future Rd						
34.0 PPZ 3 - GHD						New PPZ
35.0 PPZ 4 – K-Bay						New PPZ

\*Note: general requirement but can be varied through PC.

## 5.2 Zone Conversion/Introduced Changes

While the application of the SPP's in Clarence through the Draft LPS have resulted in the need for some local overriding provisions discussed in detail in Section 7.0 of this report, some proposed zoning changes are proposed resulted from:

- the statements/requirements specified in the Guidelines;
- fundamental changes in the Village Zone;
- the inability to apply the Natural Asset Code in the Agriculture Zone;
- the State's mapping of 'Land Potentially Suitable for Agriculture Zone'\*;
- Rationalisation of spilt zone boundaries; and
- Correction of local anomalies.

\*Note: Further modification to the Rural/Agricultural zone split is likely to be required following the completion of the work commissioned obo the Southern Councils and awarded to AK Consulting.

Proposed zone changes departing from a "like for like" conversation of the CIPS2015 are identified in Table 5.2 below.

**Table 5.2 Departure from CIPS2015 "like for like" Zone Conversion**



	ADDRESS	PID	CIPS2015 ZONE/S	DRAFT LPS ZONE/S	COMMENT
1	31 Chipmans Rd, Rokeby	5202494	General Residential & Open Space	Community Purpose & Open Space	Split Zone retained. Proposed Community Purpose zone reflects that the site is developed with the Hobart Clinic and removes the need for SSQ currently in CIPS2015 Use Table.  This conversion is consistent with Guideline CPZ1(b).
2	2 Alma Street, Bellerive	3531747	General Residential & Community Purpose	Community Purpose	Proposed Community Purpose zone removes split zoning and reflects that the site forms part of the Corpus Christie School.  This conversion is consistent with Guideline CPZ1(a).
3	Rosny Park	various	Central Business	General Business	This conversion is consistent with Guideline GBZ 1&2
4	37 Tollard Drive, Rokeby	1466929	Utilities	Community Purpose	Proposed Community Purpose zone reflects that the site is developed with a Fire Station.  This conversion is consistent with Guideline CPZ1(c).
5	43 Sugarloaf Road, Risdon Vale	5132192	Community Purpose	General Residential	The site is within the STRLUS UGB and developed with multiple dwellings approved on 20 September 2013 (D-2013/175). It is a corner lot adjoined to the north and west by properties zoned General Residential each of which are developed with Single Dwellings.
6	84 Cambridge Road, Bellerive	5076231	Inner Residential (93%) & Particular Purpose Zone 4 – Kangaroo Bay (7%)	100% Inner Residential	Removal of unnecessary split zone.  Site currently developed with a Single Dwelling and the zone change would have no impact on future development potential.
7	7 Roebuck Street, Warrane	5144097	General Residential (53%) & Open Space (47%)	100% General Residential	Removal of unnecessary split zone.  Site owned by Council and provides pedestrian link to Bounty Street Recreation area. Open Space zoned consistently with surrounding land (General Residential in this case) is consistent with Council's POS Policy.  The land is within the STRLUS UGB.

8	109 East Derwent Highway, Lindisfarne	5115739	Local Business (99.5%) & General Residential (0.5%)	100% Local Business	Removal of unnecessary split zone.  Site developed with existing Service Station and within the STRLUS UGB.
9	Southern end of Oceana Drive Tranmere		Particular purpose Zone 1 – Urban Growth.	Utilities	Application of Utilities zone is consistent with the remainder of Oceana Drive and Guideline UZ1 (b).
10	25 Wellington Road, Lindisfarne	5152708	General Business (89.5%) & General Residential (10.5%)	100% General Business	Removal of unnecessary split zone.  Site developed with a public carpark owned by Council. The area to be rezoned is limited to a 5.5m wide access strip and will have no impact on the development potential of the carpark.  The land within the STRLUS UGB.
11	25 Bridge Street, Richmond	5886891	Community Purpose	General Business	Site developed with a privately owned heritage listed church building with planning approval for conversion to Visitor Accommodations and General Retail (D-2016/292) in September 2016.  The adjoining land to the east and west is zoned General Business and the site is within the STRLUS UGB.
12	Tollard Drive, Rokeby (previously part of 37 Tollard Drive)		Utilities	General Residential	Rezone to match the alignment of the Tollard Drive cadastre.  While it removes an anomaly it is noted that the land within the STRLUS UGB.
13	Pt 51 Cranston Parade, Cambridge	3395335 POT PID 2043143	Rural Living/Rural Resource Split	Change to spilt zone alignment	Minor rezoning rationalises existing spilt zone alignment for ease of split zone definitions.
14	74 Surf Road & Pt 87 Surf Road, Seven Mile Beach	3265629, & pt of 3289129	Open Space	Recreation	Site is owned by Council and reflects adoption of 7MB Recreation Plan and desire to develop future playing fields.  This conversion is consistent with Guideline RecZ1(a).
15	770 Cambridge Road - Belbins	7714751	Split zoned Rural Resource	Change to Rural and Rural Living	Minor rezoning rationalises existing spilt zone alignment. Current alignment is historic bisecting

	Road, Cambridge		and Rural Living	split zone alignment	the existing house and not based on any obvious physical features or site constraints. The proposed new alignment introduces no strategic change but rationalises the boundaries to the Barilla Rivulet and away from the house.
16	415 Flagstaff Gully Rd, Lindisfarne	3388741	Split zoned Utilities, Environmental Management & Rural Resource	Environmental Management to Rural. Utilities zone to remain unchanged	<p>The land is developed with the Flagstaff Quarry, a concrete batching plant and a bitumen plant. Part of the site forms part of the Rison Brook Dam catchment area reflecting that portion of the land zoned Utilities.</p> <p>The rezoning rationalises one of the site's split zoning introduced through the approval boundary adjustment SD-2013/29 with the land at 277 Flagstaff Gully Road. The rural zone is consistent with existing quarry approvals, would provide for potential expansion including buffer areas.</p>
17	18 Debomford Lane, Geilston Bay	1978262	Split zoned Open Space and Recreation	Recreation	<p>The site is developed with the Geilston Bay sports ground, club rooms, skate park and associated parking area. The land contains a walking track long the northern boundary and abuts the Fags Gully Creek reserve.</p> <p>The rezoning removes an unnecessary split zone and is cosiest with Guideline RecZ1(a).</p>
18	1 Sundown Place, Geilston Bay	2672863	Open Space	General Residential	<p>Site owned by Council and provides a rear pedestrian link from adjoining properties to Sundown Place. Open Space zoned consistently with surrounding land (General Residential in this case) is consistent with Council's POS Policy.</p> <p>The land is within the STRLUS UGB.</p>
19	Ayers Court, Cambridge	CID 1398203	Utilities and Low Density Res	Utilities	Removal of unnecessary split zone with the Cambridge Road/Ayres Court Road reservation.
20	860 Cambridge Road, Cambridge	CID 1398202 CID 1359329	Utilities	Partially Local Business	<p>The proposed rezoning is limited portions of the Cambridge Road reservation adjacent to the Horseshoe Inn. The proposal follows a submission identifying that the subject areas are proposed to be acquired and adhered to the Horseshoe Inn title following a boundary adjustment that, present cannot be considered.</p> <p>The land is within the STRLUS UGB and will ultimately enable the rationalisation of an irregular road and zone boundary.</p>

21	Roads – category 1-5 from State Road Hierarchy AND any listed major local roads as is.	Various	Various	Utilities	Rezoning of major roads to Utilities as per Guideline UZ1 (a), (b) & (c) and UZ2
22	440 Back Tea Tree Road, Richmond	3185602	Rural Resource	Utilities	Land owned by Taswater and developed with reservoir. Zone consistent with Brighton City Council's draft LPS and Guideline UZ4.
23	936 Oceana Drive, Tranmere	3469023	Low Density Residential	Landscape Conservation	Minor rezoning to reflect cadastre above 37, 39 & 45 Spinnaker Crescent. Subject land (~970m2) is inside STRLUS UBG but does not impact its effective implementation.
24	Cambridge Park, Cambridge	Various	Commercial	Particular Purpose Zone	P3.0 Particular Purpose Zone - Cambridge Park  Discussed in Section 7 of this report.
29	10 & 12 Conara Road, Montagu Bay	7739748 & 2284609	Community Purpose & Open Space	Utilities, Community Purpose & Open Space	Inclusion of Utilise Zone to reflect location of Tasman Bridge/Highway. This is consistent with Guideline UZ1 (a).  Modification to Community Purpose & Open Space alignment to provide for future land transfer from DoE to Crown as per Emma Riley and Associates DRAFT Montagu Bay Primary School Context Master Plan.
30	Cambridge Park, Cambridge  (West of Homemakers Centre)	Various	Commercial	Light Industrial	Rezoning recognises current use and development which generally resulted from approvals under the CPS2007 Planning Scheme when the land was zone Industry.
31	22 Bastick Street, Rosny	CID 779562	Open Space	Recreation	The land to be rezoned is developed with carparks servicing recreation facilities.
32	End Bicheno Street	CID 1227231	Rural Living	Open Space & Rural	Proposed zoning is consistent with adjoining land.
33	162 Rockingham Drive, Clarendon Vale (access)	33623325	Rural Resource	Open Space	The current rural zoning of the access is an historic anomaly created through the initial rezoning the Fenshaw land (Clarence Heights). The land serves no rural purpose and the rezoning of the access removes one unnecessary split zone improving consistency with adjoining land.

34	Tangara Trail	various	Zoned as per adjacent zoning	Open Space	The rezoning of the Tangara Trail to Open Space recognises its function as a strategic link functioning as regional POS. This zoning approach reflects Council's POS policy.
35	32 Harmony Lane, South Arm	5212483	Village	Community Purpose	The site is currently developed with the South Arm Primary School. Rezoning the land to Community Purpose Zone is consistent with Guideline CPZ1 (a).
36	19 Alma Street, Bellerive	2601758	General Residential	Community Purpose	The site is owned by Council and developed with a Child Care Centre and Offices abutting the Senior Citizens Centre to the west (at number 17). Rezoning the land to Community Purpose Zone is consistent with Guideline CPZ1 (a)/(d).
37	Tasman Hwy adjacent to rear of 1039 Cambridge Rd, Cambridge	CID 1357118	LDR and Gen Res	Utilities	Removal of unnecessary split zoning on Tasman Highway road reservation.
38	29A Aruma Street	3534956	Open Space	Utilities	The site is owned by Taswater and developed with a water reservoir. Rezoning the land to Community Purpose Zone is consistent with Guideline UZ4.
39	428 Fingerpost Road, Campania	3301220	Rural Resource & Significant Agricultural	Agriculture	The site is not subject to the Natural Assets Code, is currently dual zoned and developed with a dwelling and farm improvements. The proposed partial site rezoning is consistent with the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST.
40	334, 344, 354, 474, 486, 488, 528 & 552 Richmond Road, Cambridge	7167284 5176582 5176590 5176718 5176689 5176697 5176726 5176734	Rural Resource & Significant Agricultural	Agriculture	<p>The area comprises of 8 properties on the western side of Richmond Road. Several are dual zoned lots with direct frontage to Richmond Road while the others are internal lots currently zoned Rural Resource under the CIP2015.</p> <p>All lots contain an established dwelling and associated improvements. The proposed rezoning is consistent with the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST.</p>

## 6.0 Codes

Section LP1.7 of the SPP's, specifies the requirements for the application of the various Codes. While not all of the available Codes have been utilised in the Draft Clarence LPS, those that have been applied consistently with the Guidelines and discussed below.

### **6.1 Parking and Sustainable Transport Code**

The Parking and Sustainable Transport Code and associated Guidelines enable the identification of two overlays:

- A parking precinct plan; and
- Pedestrian precinct streets.

The Draft Clarence LPS does not identify either of these optional overlays.

The Code does however provide for the development and recognition of an adopted 'parking plan' specifying parking provision or alternatively cash in lieu of it. In this Instance a Draft Clarence Parking Plan is submitted with the LPS and is included in the Appendices.

### **6.2 Road and Rail Assets Code**

The Draft Clarence LPS utilises the C3.0 Road and Railway Assets Code. Overlay Mapping and the identified roads is consistent with the Guidelines. The Road and Rail Assets Code Table is included Appendices.

### **6.3 Electricity Transmission Infrastructure Code**

The Draft Clarence LPS incorporates the C4.0 Electric Transmission Infrastructure Protection Code. The overlay mapping reflects the data provided by TasNetworks and applied consistently with the Guidelines.

### **6.4 Historic Heritage Code**

The Draft Clarence LPS utilises the C5.0 Local Historic Heritage Code.

A range of approaches undertaken by several Councils is likely to result in differing of identification and mapping solutions and will ultimately be a matter for the COMMISSION. However, the Draft Clarence LPS identifies only those places with local historic significance and does not duplicate state listings under the Tasmanian Heritage Register. It is our understanding that this is the preferred approach as under the SPP's the C5.0 Local Historic Heritage Code cannot be applied to those properties listed Tasmanian Heritage Register. This will represent a significant departure from the operation of the current CIPS2015 Historic Heritage Code.

The C5.0 Local Historic Heritage Code also identifies Richmond as a Local Heritage Precinct and several Significant Trees. Overlay Mapping identify the relevant properties, Precinct and Significant Trees is consistent with the Guidelines and the C5.0 Local Historic Heritage Code Table is included Appendices.

### **6.5 Natural Assets Code**

The Natural Asset Code is comprised of three mapped overlays:

- The waterway and coastal protection area;
- Future coastal refugia area; and
- The priority vegetation area.

The LPS Requirements at Section LP1.7.5 of the SPP's, specifies the requirements for the Natural Assets Code and each other respective overlays.

### 6.5.1 Waterway and coastal protection area

The waterway and coastal protection overlay map was derived from the LIST's 'Waterway and Coastal Protection Area Guidance Map' and at this time remains unmodified. It is however acknowledged that future amendments are likely to be required consistent with those envisaged under Guideline NAC 3 which provides for:

- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

### 6.5.2 Future coastal refugia area

Future coastal refugia area overlay map was prepared in accordance with Guidelines as detailed in the decision tree below:

Zone Category & Associated Zones: (as categorised in the Guidelines)	Refugia included in LPS	Comment/Rationale
<b>Compatible Zones:</b> Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone	Yes	The refugia identified on the State's <i>Future Refugia Guidance Map</i> has been included in circumstances where the land is zoned with one of the 'Compatible Zones'.  These zones provide for less intensive use and development than alternative zones. The presence of future refugia on these typically large lots is unlikely to prevent the land from being used and developed consistently with the identified zone purposes.
<b>Special Consideration Zones:</b> Rural Living Zone Environmental Living Zone	Varies	The refugia identified on the State's <i>Future Refugia Guidance Map</i> has been included on land zoned Rural Living in the Otago area but not including land in and surrounding Lauderdale.  The topography and extent of potential refugia



		<p>is vastly different between the Lauderdale Rural Living areas to that elsewhere. Typically the future refugia mapping in Otago and Rural Living areas south of Lauderdale are limited to a portion of a title enabling the remainder of the land to be used and developed effectively. On the contrary, the land in and surrounding Lauderdale is very flat and the application of the future refugia mapping would constrain the land from being used and developed consistently with zone purpose.</p> <p>The refugia identified on the State's <i>Future Refugia Guidance Map</i> has been included where the land is zoned Environmental Living. The rationale behind this is that the inclusion of the future refugia on large lots is unlikely to constrain the land from being used and developed at an intensity consistent with the zone purpose.</p>
<b>Case by Case Consideration Zones</b> Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone Particular Purpose Zone	Varies	<p>The refugia identified on the State's <i>Future Refugia Guidance Map</i> has applied in the 'Case by Case Zones' only in circumstances where the land is outside of existing urban settlements.</p> <p>The rationale behind this is that the inclusion of the future refugia on land within an urban environment is likely to constrain it from being used and developed at intensity commensurate with its setting.</p>
<b>Incompatible Zones:</b> General Residential Zone Inner Residential Zone Low Density Residential Zone Village Zone Urban Mixed Use Zone Local Business Zone General Business Zone Central Business Zone Commercial Zone Light Industrial Zone General Industrial Zone Port and Marine Zone	No	<p>The refugia identified on the State's <i>Future Refugia Guidance Map</i> has not been included in circumstances where the land is zoned with one of the 'Incompatible Zones'.</p> <p>The inclusion of the future coastal refugia on land subject to these zones is likely to constrain the land preventing it from being used and developed consistently with respective zone purposes.</p>

### 6.5.3 Priority vegetation area

#### Base Data

The base data used to prepare the Priority Vegetation Area (PVA) maps included:

- TASVEG mapping (TASVEG 3)
- Clarence GIS data (rectified imagery)
- Natural Values Atlas (NVA) records of threatened flora and fauna species

#### History of mapping

The Priority Vegetation Area mapping has been developed over time by Entura for Clarence City Council (CCC). The basis of the priority map started out as the Natural Assets Inventory Manual (NAIM) which was prepared in 2009 to identify priority flora, fauna and vegetation areas and support the Vegetation Management Overlay in the Clarence Planning Scheme 2007. The NAIM was updated in 2011 to include the most recent Natural Values Atlas species data. The NAIM was revised in 2013 to conform to the draft Biodiversity Code which was an outcome of the Southern Tasmanian Regional Planning Project. The revised version focused on the protection of important natural values identified in the NAIM and was prepared to be consistent with the provisions of the draft Biodiversity Code. The biodiversity code version of the NAIM prepared for the CCC was renamed the 'Natural Assets Code'.

The NAIM or 'Natural Assets Code' was revised again in 2015 to incorporate the new version of TASVEG, the digital map of Tasmania's vegetation - (TASVEG 3.0) which was released in November 2013. The 2015 version of the NAIM used the vegetation mapping in TASVEG 3 along with the original ground truthed mapping to update the threatened vegetation and threatened fauna polygons and to produce a revised Natural Assets Code map.

The Priority Vegetation Areas map that has been created from the Natural Assets Code map also includes an update of the threatened flora species records in response to the number flora surveys that have been carried out in Clarence Local Government Area in recent years.

#### TASVEG mapping

An initial field survey program was undertaken to verify the existing TASVEG mapping in 2009. The field verification found that there were inaccuracies in the TASVEG data predominantly the attribution of the correct vegetation type to a polygon and also polygon boundary errors particularly due to changes in land use along the urban fringe of the municipality.

The steps taken to improve the accuracy of TASVEG mapping, through various updates, for the Clarence Local Government Area included:

- Using recent aerial imagery for the Clarence local government area and to overlay the TASVEG mapping and identify any areas where the vegetation polygons had changed due to clearing and /or subdivision.
- Including any updated TASVEG mapping from other sources such as flora and fauna reports which formed part of planning permit applications submitted to Clarence Council and outcomes of other vegetation mapping projects.
- The field verification of TASVEG mapping units by visiting the patch or visual inspection from adjoining public roads in areas at risk of development or land use change (e.g. agricultural areas, rural residential areas and the urban fringe).

The (then) Landscape and Skyline Conservation Zone and the Recreation Zone were considered of lower priority for field verification as they were less likely to come under development pressure. They also tended to be areas of extensive vegetation which were generally in good condition and would ultimately be identified as Priority Vegetation Areas. Accordingly, the need for qualified advice as part of a planning application was required as a matter of course for the environmental assessment of any future development in these areas.

The resultant verified priority TASVEG map for Clarence includes native vegetation areas of importance in the Clarence local government area and threatened native vegetation communities as identified in TASVEG Version 3.

### **Threatened fauna**

The base data used to identify PVA for threatened fauna is the threatened fauna records of the Natural Values Atlas. The threatened fauna records formed part of a data set which included habitat information provided in threatened species Listing Statements, Recovery Plans and the Forest Practices Authority Threatened Fauna Adviser<sup>1</sup> which was used to identify important threatened fauna habitats within the Clarence local government area. The habitat requirements for each threatened species compiled from the above information were then used to create threatened fauna habitat polygons based on NVA point data and TASVEG vegetation communities.

### **Threatened flora species**

The base data used to identify priority areas for threatened flora is the threatened flora records in the Natural Values Atlas. The priority areas include threatened flora records from the NVA that were downloaded on the 28 February 2018. Where an individual threatened species record occurs outside of either a priority TASVEG area or threatened fauna habitat area it has been buffered by 25 m to form a polygon 50 m in diameter to allow for inaccuracies in the location and to capture a local area of potential of occurrence.

### **Priority Vegetation Area Overlay**

The TASVEG, threatened flora and threatened fauna habitat priority maps have been combined to create a PVA map based on a risk-weighted approach for the categories of threatened communities, flora species and fauna habitat.

The PVA has been applied to the area covered by the Clarence scheme area and has not been clipped to exclude zones (as per the previous iteration for the CIPS2015 and the CPS 2007 before that). This is because the application of the overlay identifies the zones and circumstances to which it applies. This allows the PVA to maintain currency when zones are changed without requiring remapping. The application of the PVA to the area covered by the Clarence Council Planning Scheme also allows for consideration of merit during the rezoning process.

### **Priority Vegetation Areas map (R Knight's modelled data)**

A review of the modelled data provided by Rod Knight was undertaken to assess whether there were major differences between the two approaches to identifying priority vegetation areas. The review found that although the approaches were similar in that they used the same base data

---

<sup>1</sup> Forest Practices Authority & Threatened Species Section (DPIPWE) (2012). Review of Threatened Fauna Adviser. Background Report 2 Review of Information on Species and Management Approach. Forest Practices Authority, Hobart.

(NVA threatened species points and TASVEG mapping) the existing Clarence City Council biodiversity priority map created by Entura was spatially more accurate (i.e. polygons more accurately reflected the existing native vegetation boundaries and species locations). This was primarily due to the on-ground verification of TASVEG communities that was undertaken by Entura and the resultant digitisation of boundaries as opposed to the modelled raster approach undertaken by Rod Knight.

## **6.6 Scenic Protection Code**

The Draft Clarence LPS does not contain a Scenic Protection Overlay Map. It is recognised that the preparation of this mapping ought to follow strategic analysis that, at this time, has not been undertaken. Accordingly it is anticipated that this exercise will commence after the submission of the LPS and followed by a suitable planning scheme amendment at the appropriate time.

The required C8.0 Scenic Protection Areas Table is included Appendices.

## **6.7 Attenuation Code**

The Draft Clarence LPS does not contain an Attenuation Code Overlay Map. The Code will however apply through the attenuation distances specified in the SPP ordinance.

## **6.8 Coastal Erosion Hazard Code**

The Draft Clarence LPS incorporates the C10.0 Coastal Erosion Hazard Code. Consistent with Guidelines, the overlay mapping is based two data sources:

- The Clarence Climate Change Impacts on Clarence Coastal Areas by The University of New South Wales Water Research Laboratory (WRL)\*; and
- The work commissioned by the Department of Premier and Cabinet (DPAC) reference in the Guidelines.

\*A copy of the Clarence Climate Change Impacts on Clarence Coastal Areas report is included in the Appendices. The report identifies the specific areas investigated, the modelling methodology and the underlying parameters.

The modelling undertaken by WRL consisted of detailed analysis of individual coastlines based on exposure and the physical attributes of particular sections of coastline. A weakness of this work is that it did not model of the Clarence Coastline, for the most part the analysis was restricted to the urban or populated coastline. Consequently the WRL modelling contains missing sections.

The work more recently completed for DPAC produced a more complete state-wide model of the Tasman coastline (albeit missing some areas). The DPAC model is based on more generic underlying assumptions than the WRL model and was not based on the same level of localised assessment.

It is accepted that for most parts of the Tasmanian coastline the DPAC modelling is based on the best available information. However, in Clarence, those parts of the coastline specifically modelled by WRL more accurately reflect the exposure/vulnerability to coastal hazards. For this reason, in Clarence it is considered that the most accurate erosion (and inundation) modelling can be achieved using a combination of the two models. During the development of the CIPS2015 this concept was worked through with DPAC who, at the time, agreed that in Clarence the approach is appropriate. This approach was ultimately accepted by the Commission and reflected in the approved CIPS2015.

The overlay erosion hazard overlay mapping contained in the Draft Clarence LPS is consistent with the erosion hazard overlay mapping contained in the current CIPS2015.

### **6.9 Coastal Inundation Hazard Code**

The Draft Clarence LPS incorporates the C11.0 Coastal Inundation Hazard Code. As per the Coastal Erosion Hazard discussed above, and for the same reasons, the overlay mapping is based a combination of the WRL and DPAC mapping.

In this instance the mapping departs from the inundation mapping contained within the CIPS2015 Inundation Code due to the removal of the Riverine Inundation mapping which, under the SPP's, is now required to be contained in the Flood- Prone Areas Hazard Code. In terms of inundation from the sea, the Draft Clarence LPS inundation overlay mapping reflects the CIPS2015 and is consistent with the Guidelines.

The Coastal Inundation Hazard Code Table is included in Appendices and includes a footnote outlining the modelling source behind the prescribed levels. There is some deference in the prescribed levels between those in the CIPS2015 for two reasons:

1. The DPAC figures have been updated and are now typically 0.1m higher; and
2. Several of the coastlines were modelled by WRL but assigned DPAC values under the CIPS2015, these coastlines have now been updated reflecting WRL values where available.

### **6.10 Flood-Prone Areas Hazard Code**

The Draft Clarence LPS incorporates the C12.0 Flood Prone Hazard Code. The overlay mapping is based on the best information currently available to Council. The mapping has been compiled through catchment overland flood modelling based on 1% AEP (annual exceedance probability) year storm events. For catchments that are predominantly developed, the storm event magnitude was reduced to 5% AEP to account for flow in pipe networks. In the case of the Coal River Valley mapping has been produced by combining historic flood plain mapping (produced by the Hydro-Electric Commission in 1995) and localised overland flood modelling.

The overland flood modelling uses LiDAR topographical data (Geosciences Australia, 2013) and Australian Rainfall & Runoff 1987 methodology. Areas with water depths of less than 0.1m were removed from the mapping. The resulting data was cleaned up to

remove obvious outliers and anomalies and where appropriate connectivity linked through known or likely overland flow paths.

### **6.11 Bushfire-Prone Code**

The Draft Clarence LPS incorporates the C13.0 Bushfire-Prone Hazard Code and generally reflects a translation of the existing CIPS2015 overlay mapping which was endorsed by the Tasmanian Fire Service prior to that scheme's declaration. The changes made to the overlay mapping are due to the approval and development of urban subdivisions on the fringes. The Tables 6.11(a) and (b) in the appendices identify those properties where the LPS Bushfire-Prone Hazard Overlay mapping departs from that contained in the CIPS2015.

### **6.12 Potentially Contaminated Land Code**

The Draft Clarence LPS utilises the C14.0 Potentially Contaminated Land Code and the Overlay Mapping is consistent with the Guidelines. Table 6.12 (in the appendices) identifies those properties subject to the Code and provides a brief description of the potential contamination/contamination activity.

### **6.13 Landslip Hazard Code**

The Draft Clarence LPS utilises the C15.0 Landslip Hazard Area Code. Overlay Mapping is derived from the land slip hazard bands depicted on the *Landslip Planning Map – Hazard Bands 20131022* layer published on the list and is a direct translation of the mapping contained within the current CIPS2015 consistent with the Guidelines.

### **6.14 Safeguarding of Airports Code**

The Draft Clarence LPS utilises the C16.0 Safeguarding of Airports Code. An Airport Noise Exposure Overlay and an Airport Obstacle Area Overlay has been developed using data provided by the Hobart International Airport that informed their airport masterplan.

## **7.0 Local Overriding Provisions (PPZ's, SAP's & SSQ's)**

LUPAA requires that any PPZ, SAP or SSQ that applied to a planning scheme immediately before the commencement date of 17 December 2015 (when the Act was amended to provide for the TPS) must be included in the LPS [Schedule 6, clause (8)(1)]. Section 32(4) of LUPAA does not apply to these PPZs, SAPs and SSQs.

The Minister can declare that a SAP, PPZ or SSQ is not subject to this requirement after consultation with the Commission. The effect of doing so provides that the SAP, PPZ or SSQ is not automatically contained in the LPS.

To assist Councils in the preparation their LPS's, and in anticipation of the Minister releasing an appropriate advisory statement, the Department of Justice's Planning Policy Unit (PPU) completed an audit of CIPS2015 local overriding provisions. The PPU audit forms the basis of the transitional arrangements (or otherwise) discussed below.

In circumstances where a PPZ, SAP or SSQ did not apply in a planning scheme prior to 17 December 2015, or alternatively a planning authority proposes the inclusion of a new PPZ, SAP or SSQ they may be included provided they are capable of meeting section 32(4) of LUPAA.

Section 32(4) essentially requires demonstration that an overriding provision will provide significant benefit or is required to cater for unique site qualities.

## 7.1 PPZ's

Guideline No.1 describes that a Particular Purpose Zone may be applied where the intended planning outcomes cannot be achieved through one or more SPP zones.

The SPP's outline the content requirements for any PPZ's at LP1.4. All transitioning, post 17 December 2015 and new PPZ's meet these requirements.

The Draft Clarence LPS contains 3 PPZ's included in the appendices and discussed below.

### 7.1.1 CIPS2015 PPZ's not transitioning

Provision	Reason
32.0 Particular Purpose Zone 1– Urban Growth Zone	The Particular Purpose Zone is provided by the SPP Future Urban Zone
33.0 Particular Purpose Zone 2– Future Road*	The Particular Purpose Zone is provided by the SPP Utilities Zone

\*note PPU audit did not identify this conversion. This has been discussed with the PPU and ought to be addressed in the Ministers final transition declaration.

### 7.1.2 Transitioning PPZ's

Provision	Application
34.0 Particular Purpose Zone 3 – Gordon Hill Precinct (Except the amendment made by A-2015/1, effective date 13/6/2016).	CLA-P1.0 Particular Purpose Zone – Gordon Hill Community Living
35.0 Particular Purpose Zone 4 - Kangaroo Bay	CLA-P2.0 Particular Purpose Zone – Kangaroo Bay

### 7.1.3 Modification to Transitioning PPZ's



The transitioning PPZ's have been modified to the extent necessary ensure consistency with the prescribed SPP format and drafting instructions.

#### 7.1.4 Other PPZ's

In addition to the transitioning PPZ's the Draft Clarence LPS includes the following PPZ's:

Provision/description	Application
34.0 Particular Purpose Zone 3 – Gordon Hill Precinct – changes including those introduced through the approval of A-2015/1 (effective date 13/6/2016).	CLA-P1.0 Particular Purpose Zone – Gordon Hill Community Living
New zone - Cambridge Commercial Precinct	CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct

#### *A-2015/1 & CLA-P1.0 Particular Purpose Zone – Gordon Hill Community Living Zone*

With the exclusion of the changes made under A-2015/1 of the CIPS2015, the 34.0 Particular Purpose Zone 3 – Gordon Hill Precinct have been identified by the PPU as being suitable for transition to the LPS under Schedule 6 of LUPAA as a PPZ. When initiated A-2015/1 was limited to the rezoning of the land at 38 Gordon Hill Road from 'Open Space' to 'Particular Purpose Zone 3 – Gordons Hill Precinct'. In response to the representations received during the public exhibition of the amendment the Commission modified the amendment to:

- Introduce urban design controls requiring new roofed buildings to be accompanied by an urban design context report and landscaping plan;
- Introduce new controls to manage bird strike; and
- Extend the Natural Asset Code's Biodiversity Protection Area (BPA) – Low Risk to include the land (not relevant to the potential transition of the PPZ)

The introduced controls relating to urban design, landscaping and bird strike will assist to ensure that future development is well presented and responds to its setting. The proposed bird strike provisions have been further altered in the Draft LPS to ensure consistency with similar controls in comparable SAP's.

In this instance it is submitted that the modified CLA-P1.0 Particular Purpose Zone and associated application area resulting from the Commission's approval of A-2015/1 should be approved for essentiality the same reasons it was approved in June 2016. In summary, the application of the zone provides economic benefit, housing diversity and increased density consistent with the STRLUS while ensuring the future development appropriately responds to its environmental setting. It is noted that the land at 55 Gordons Hill Road has been developed with a retirement village and the land at 38 Gordons Hill Road (opposite) has a valid permit (D-2016/554) for same. The zone does not apply to any

other land.

### *Cambridge Commercial Precinct*

The proposed PPZ for the Cambridge Commercial Precinct is necessary having regard to the following matters:

- The large format uses found in the precinct comprise a unique commercial area, for which the controls of any other zone in the SPP fit.
- The precinct is clearly not suited to an industrial zone, which would introduce conflicting industrial activities and compromise the operation and future consolidation of the commercial centre. Conversely, the business zones do not fit. Indeed these would allow the intrusion of lower order businesses that would compromise the centre and the overall effect would have implications for the regional retail hierarchy.
- The Southern Tasmania Industrial Land Study recognised the precinct as being separate from the industrial zones (STCA; 2011).
- The Clarence Activity Centre Strategy observed a separate activity centre category – which applied to the Cambridge precinct and which is not recognised in the SPP zones. The Strategy called these “Specialist Activity Centres” and noted that “There are also a range of centres that do not fit the general typology of a traditional activity centre. These can include ... Homemaker / Bulky goods precinct and ? Discount / Factory Outlet Centre” (MacroPlan Dimasi, 9; 2013).
- The STRLUS also recognises the precinct as a Specialist Centre (STCA, 79; 2016) and notably includes the policy “AC 1.11 Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing” (STCA, 81; 2016).

The proposed PPZ will not only protect the precinct from intrusion by conflicting uses, it will also encourage consolidation of the desired large format uses. These objectives are supported Clarence’s original strategy behind the development of the precinct and are supported by all relevant strategies since.

The PPZ will also retain the principles behind the design controls which have ensure an appropriate presentation of the precinct from within but significantly in terms of its impact on the Tasman Highway, which is the key gateway to metropolitan Hobart through Clarence, as well as from the surrounding areas. Indeed the building design, landscaping and site presentation standards necessary for such a major complex in proposed in this significant location are not available in other zones.

It is clearly evident that this precinct fully justifies unique planning controls, deliverable only through the PPZ. The application of the zone provides economic benefit, security and investor confidence whilst ensuring development is commensurate with its setting.

## 7.2 SAP's

The SPP's outline the content requirements for any SAP's at LP1.5. All transitioning, post 17 December 2015 and new SAP's meet these requirements.

The Draft Clarence LPS contains 22 SAP's included in the appendices. These SAP's comprise of the conversion of 15 existing (16 including the Quion Ridge Code-SAP conversion) and 6 new SAP's discussed below.

### 7.2.1 CIPS2015 SAP's not transitioning

All SAP's contained within the CIP2015 existed prior to 17 December 2015. The PPU audit did not identify any existing SAP's that could not be transitioned under Schedule 6 of LUPAA.

### 7.2.2 Transitioning SAP's

The PPU audit identify the following existing SAP's to be transitioned under Schedule 6 of LUPAA:

Provision	Application
E26.0 Quion Ridge Code	CLA-S22.0 Quion Ridge Specific Area Plan
F1.0 Clarence Heights Specific Area Plan	CLA-S1.0 Clarence Heights Specific Area Plan
F2.0 Lauderdale Neighbourhood Centre Specific Area Plan	CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan
F3.0 Single Hill Specific Area Plan	CLA-S3.0 Single Hill Specific Area Plan
F4.0 ParanVille Specific Area Plan	CLA-S4.0 ParanVille Specific Area Plan
F5.0 Olive Grove Specific Area Plan	CLA-S5.0 Olive Grove Specific Area Plan
F6.0 74 Sugarloaf Road Specific Area Plan	CLA-S6.0 74 Sugarloaf Road Specific Area Plan
F7.0 North East Droughty Specific Area Plan	CLA-S7.0 North East Droughty Specific Area Plan
F8.0 East Glebe Hill Specific Area Plan	CLA-S8.0 East Glebe Hill Specific Area Plan
F9.0 Cranston Parade Specific Area Plan	CLA-S9.0 Cranston Parade Specific Area Plan
F10.0 North Glebe Hill Specific Area Plan	CLA-S10.0 North Glebe Hill Specific Area Plan
F11.0 Sandford Specific Area Plan	CLA-S11.0 Sandford Specific Area Plan
F12.0 Begonia Street Specific Area Plan	CLA-S12.0 Begonia Street Specific Area Plan
F13.0 Glebe Hill Neighbourhood Centre Specific Area Plan	CLA-S13.0 Glebe Hill Neighbourhood Centre Specific Area Plan
F14.0 Oceana Drive Residential and Bushland Specific Area Plan	CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan

Provision	Application
F15.0 Cambridge Industrial Estate Specific Area Plan	CLA-S15.0 Cambridge Industrial Estate Specific Area Plan

### 7.2.3 Modification to Transitioning SAP's

The transitioning SAP's have been modified to the extent necessary ensure consistency with the prescribed SPP format and drafting instructions.

Additionally, the bird strike provisions contained within the following transitioning SAP's have been modified:

- CLA-S3.0 Single Hill Specific Area Plan
- CLA-S4.0 Paranville Specific Area Plan
- CLA-S7.0 North East Droughty Specific Area Plan
- CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan

While similar there were differences in the expression and requirements of the Birds Strike provisions between the CIPS2015 SAP's and in some cases DIPWE advised that PC's were unworkable. The proposed modifications to the Birds Strike provisions will improve clarity and consistency and also to ensure that the controls can deliver the stated objectives.

### 7.2.4 Other SAP's

In addition to the transitioning SAP's the Draft Clarence LPS includes the following new SAP's

SAP	Provisions/description
CLA-S16.0 Rosny Park Specific Area Plan	Urban Design including Public Art
CLA-S17.0 Bellerive Specific Area Plan	Urban Design including Public Art
CLA-S18.0 Lindisfarne Specific Area Plan	Urban Design including Public Art
CLA-S19.0 Tasman Highway Development Specific Area Plan	Urban Design including landscaping
CLA-S 20.0 Dispersive Soils Specific Area Plan	Management of Dispersive Soils
CLA-S21.0 Bellerive Bluff Specific Area Plan	Urban Design controls

#### *Rosny Park, Bellerive & Lindisfarne Specific Area Plans*

The proposed Rosny Park, Bellerive & Lindisfarne Specific Area Plans essentially reflect the Urban Design controls developed for each activity centre and contained in the current CIPS2015 Zone standards.

Specific controls for Rosny Park recognise the unique urban structure, setting and role of the centre. The controls retain long standing planning strategies, which have aimed at delivering the fundamental urban design and structural principles Council has developed over many years. These include:

- ensuring forecourt setbacks in Bayfield Street and Ross Avenue;
- consolidation of internal car parking areas at Bayfield Street and Winkleigh Place;
- consolidation of the centre by promoting double fronted commercial buildings where they abut one of the internal car parks and by discouraging driveways to commercial streets so that full width frontages are developed; and
- a high level of personal safety and security.

Specific controls for Lindisfarne retain design principles for the centre that have been in place over a number of years. These include the principles of consolidation and personal safety and security. The Bellerive controls again retain design principles developed over many years. However in this case, those design standards arise from the unique location with elements of local cultural history, maritime and traditional shopping street themes.

Additionally, the SAP's reinstate the Public Art provisions contained in the CIPS2015 Public Art Code that would otherwise be lost under the SPP's. The controls for each centre assist the delivery of town planning outcomes within the particular/unique context.

Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area; and
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion.

Inclusion of a public art program can stimulate economic activity by attracting new businesses to the area, and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region.

Under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council to determine commercial planning applications, through the contribution of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPP's do not contain a Public Art Code, the Draft LPS reflects existing local strategy by inserting similar controls into specific SAP's applying to established commercial centres.

### *Tasman Highway Development Specific Area Plan*

The area subject to the proposed Tasman Highway Development SAP is also proposed to be zoned is to be Light Industrial. The site is zoned Commercial under the CIPS2015 and therefore will not represent a direct a translation from the current Commercial zone. Parts of the Cambridge CIPS 2015 Commercial zone will be translated to Particular Purpose – Cambridge Commercial Precinct with the balance being translated Light Industrial. The reason for this is that in recent times much of the area in question has developed for industrial purposes, and due to the nature of the design of those buildings and spaces, they are not suited to any use other than industrial. However, the treatment of the Highway boundary remains a significant urban design issue. As this boundary will be a rear boundary for the industrial properties along this strip, and the Light Industrial zone will not provide any appropriate controls to ensure the significant urban design issues are dealt with in development proposals, the proposed SAP is required.

In this case the SAP will provide controls which will ensure that those aspects of development which can impact on the Tasman Highway streetscape, are managed to ensure appropriate development outcomes including compatibility with the treatment of the adjoining Particular Purpose Zone, which covers the Cambridge Homemakers complex. These controls cover setbacks; building design; landscaping; outdoor storage and display and external lighting.

The application of the Light Industrial Zone enhanced with the application Tasman Highway Development SAP will ensure:

- development appropriately responds to its gateway setting;
- enabling continued economic activity through the effective utilisation of existing; building stock; and
- provide investor confidence.

#### *Dispersive Soils Specific Area Plan*

While the E21.0 Dispersive Soils Code is available under the southern interim planning schemes it has not been utilised under the CIPS2015. However, recent subdivision in the Mt Rumney area (Houston Drive) has revealed tunnel erosion associated with underground services and road drainage highlighting the need to manage development in areas exposed to dispersive soils.

The SPP's do not contain an equivalent Code to the E21.0 Dispersive Soils Code and nor is it possible to develop one through the LPS local over riding provisions. In this instance the proposed SAP is has been applied to an isolated parcel of land and applied specifically to minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

#### *Bellerive Bluff Specific Area Plan*

The area subject to the proposed Bellerive Bluff SAP comprises of the residential development fronting and to the west of Queen Street and Battery.

Historically Bellerive Bluff has had additional or special planning controls differentiating it

from other residential areas. The context of which can be summarised as follows:

- The Eastern Shore Planning Scheme 1963 continued the Bellerive Bluff Special Area provisions which included a general area and 2 precincts.
- The Clarence Planning Scheme 2007 regulated developed through the application of the Residential Zone and Bellerive Bluff Overlay (which again recognised a general area and 2 precincts).
- The approval of the State's Planning Directive 4 (PD4) on 2 May 2012 introduced new planning controls applicable to all "general" residential zones. With the exception of height controls applicable to those properties abutting the foreshore, the approval of PD4 ensured that the Bellerive Bluff residential areas would subject to the same residential development standards across the State.
- The successor to PD4 was Planning Directive 4.1 (PD4.1) which became effective through the approval of the CIPS2015, which amongst other things included new standards for multiple dwellings and removed remaining height controls.

Under the CIPS2015 the majority of the Bluff is zoned General Residential, the Battery and foreshore environs are zoned Open Space and the Cottage School at 4 Queen Street the remainder is zoned Community Purpose. These zones are proposed to be translated to the equivalent SPP zones on "like for like" basis.

The Bluff contains 38 Properties identified in the CIPS2015's Historic Heritage Code, 35 of which are listed on the Tasmanian Heritage Register and the remaining 3 will be carried though on to the LPS Local Historic Heritage Code.

Parts of the foreshore areas are subject to the CIPS2015's Waterway and Protection, Inundation and Coastal Erosion Hazard Codes which again will be translated in to the equivalent SPP Codes.

The State's adoption of PD4 and its successor PD4.1 has resulted in generic residential planning controls that have been unable to respond to the Bluff's unique setting and distinctive built form.

As detailed in section 4.7 of this report, on 26 September 2016 Council adopted the Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study dated April 2016 (The Report) by Leigh Woolley dated April 2016.

The Report is included in the appendices and forms the basis behind the proposed Bellerive Bluff SAP. The SAP and introduces new local overriding development standards relating to:

- Setback and Building Height;
- Design;
- Excavation and retaining; and
- Subdivision.

It is submitted that that proposed Bellerive Bluff SAP responds to the Bluff's unique setting, historic evolution and urban form and is consistent with its community's



expectations. Further consideration of this SAP in the context of the new scheme is appropriate.

### 7.3 SSQ's

Historically Clarence has resisted planning schemes amendments that rely on site specific qualifications or specified departures as they are commonly referred to. The PPU audit of the SSQ contained in the CIPS2015 is summarised in the table below and where required additional Council (officer) comments are provided. Importantly no new SSQ's are proposed and two existing SSQ's will be required to be translated into the LPS.

SSQ	PPU Assessment/ Comment	CCC Comment	SSQ Required
Rural Living Zone 13.2 Use Table  Food Services discretionary — 'only if a restaurant at 1169 Acton Road (CT 12576/1) and provides seating for maximum of 12 guests'	Council to advise whether SSQ is necessary.  The SSQ may be unnecessary as a consequence of the SPP Rural Living Zone which provides for Food Services as a discretionary use with a floor area not more than 200m <sup>2</sup>	It is considered that in this instance further SSQ unnecessary as the SPP Rural Living Zone provisions are sufficient.	No
Environmental Living Zone – 14.5.1 and Table 14.1 Permitted minimum lot size of:  Oceana Drive Bushland Residential and Transition Residential Development Plan – 6ha.	Subject to the transitional provisions.	The existing CIPS2015 SAP and proposed LPS SAP provides for a 5ha Minimum lots size pursuant to the PC. Accordingly the provision does not need to transition as a SSQ.  It is also noted that the subdivision has been completed.	No
Environmental Living Zone – 14.2 Use Table  Resource Development permitted – 'Only if for agricultural use and it does not involve the construction of any agricultural buildings on titles CT 154826/1, CT 164947/200, CT 170743/1, CT 136675/2, CT 136675/3, CT 136675/4, CT 136675/5, CT 136675/6 and CT 170742/1 03.  Resource Development discretionary — 'Except if permitted and only if for agricultural use on titles CT 154826/1, CT 164947/200, CT 170743/1, CT 136675/2, CT 136675/3, CT 136675/4, CT 136675/5, CT 136675/6 and CT	For discussion with Council	CT's associated with 936 Oceana Drive with require equivalent SSQ's as the parts to be land are proposed to be zoned Landscape Conservation.  It is noted however that CT 170743/1 has now been replaced with CT 173670/1 and CT 170742/1 03 has now been replaced with CT 173546/102. These changes have been reflected in the SSQ's table included in the appendices.	Yes

SSQ	PPU Assessment/ Comment	CCC Comment	SSQ Required
170742/103'.			
Commercial Zone — 23.2 Use Table Manufacturing and Processing discretionary — Only if on the land contained within the title references CT 167838/0, CT 167838/1 CT 167838/2. CT 167838/3, CT 167838/4 and CT 167838/5.'	Not subject to the transitional provisions.  Reason: The SSQ is provided by the SPP Commercial Zone Use Table	Land proposed to be zoned Light Industrial and use accommodated within Use Table. On this basis additional an SSQ is not required.	No
Commercial Zone — 23.2 Use Table  Resource Processing discretionary — 'Only if for a winery, brewery, cidery or distillery at 18 Kennedy Drive.	Not subject to the transitional provisions.  Reason: The SSQ is provided by the SPP Commercial Zone Use Table	Land proposed to be zoned Light Industrial and use accommodated within Use Table. On this basis additional an SSQ is not required.	No
General Industrial Zone — 25.2 Use Table  Extractive Industry discretionary — Only for mining lease  1348P/M, located at 126 Mornington Road, Mornington (CT 135388/0, CT 135388/1 and CT 135388/2).	Subject to the transitional provisions.		Yes
Significant Agriculture Zone — 27.2 Use Table  Educational and Occasional Care discretionary — 'Only if located at 701 Richmond Road, Cambridge (CT 170021/3 and CT 23558211) and only if related to University of Tasmania sciences educational programs'.	For discussion with council. Further review will be required dependent on the SPP zone chosen for the site.  <i>Note: The SPP Agriculture Zone use table includes Educational and Occasional Care as an unqualified discretionary use.</i>	Land proposed to be zoned Agriculture and use accommodated within Use Table. On this basis an additional SSQ is not required.	No

The SPP's outline the content requirements for any SSQ's at LP1.6 The two existing SSQ's that are required to be translated into the LPS meet these requirements are included in the Appendices.

## 8.0 Adjacent Municipal Areas

Section 34(g) of the LPS Criteria requires that the planning scheme "as far as practicable, is consistent with and co-ordinated with and LPS's that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates".

The City of Clarence shares boarders with Brighton, Sorrel and Southern Midlands Councils. Separated by the Derwent the City of Clarence is adjacent to Kingborough, Hobart and Glenorchy Councils.

Currently none of the above mentioned Councils have submitted their draft LPS. For this reason it is not possible to confirm conclusively if there are inconsistencies between Clarence and the respective adjoining Councils. Notwithstanding it is considered that there is a strong likelihood that there are no inconsistencies for the following reasons:

- The strategic direction for each Council is reflected in the STRLUS and assessment of each of their reflective LPS's will need to demonstrate consistency with it;
- Each of the Councils are required to prepare LPS's that are consistent with the Guidelines;
- The respective Interim Schemes have demonstrated the required level of coordination and it is anticipated that, far as is practicable, the existing zone and code provisions will be translated on a "like for like" basis as; and
- Many of the Codes rely on mapping produced by the same source, which include the State, Tasnetworks and the Regional Ecosystem Model feeding into the Natural Assets Code.

## 9.0 Glossary of Terms

<b>CIPS2015</b>	Clarence Interim Planning Scheme 2015
<b>Commission</b>	Tasmanian Planning Commission
<b>DPAC</b>	Department of Premier and Cabinet
<b>EMPCA</b>	Environmental Management and Pollution Control Act 1994
<b>LGBMP</b>	Local Government Act (Building and Miscellaneous Provisions) Act 1993
<b>LPS</b>	Local Planning Schedule
<b>LSP</b>	Lauderdale Structure Plan
<b>LUPAA</b>	Land Use Planning And Approval Act 1993
<b>NEPM's</b>	National Environment Protection Measures
<b>PPU</b>	Department of Justice's Planning Policy Unit
<b>PPZ</b>	Particular Purpose Zone
<b>SAP</b>	Specific Area Plan
<b>SSQ's</b>	Site Specific Qualifications
<b>SPP's</b>	State Planning Provisions
<b>SPPA</b>	State Policies and Practices Act 1993
<b>STRLUS</b>	Southern Tasmanian Regional Land Use Strategy
<b>TPS</b>	Tasmanian Planning Scheme
<b>WRL</b>	The University of New South Wales Water Research Laboratory

## **10.0 Appendices**

### **10.1 Clarence Local Strategy**

#### **10.1.1 Clarence Activity Centre Strategy**

<http://www.ccc.tas.gov.au/webdata/resources/files/Clarence%20Activity%20Centre%20Strategy.pdf>

#### **10.1.2 Public Open Space Policy (2013)**

<http://www.ccc.tas.gov.au/webdata/resources/files/public-open-space-policy.pdf>

#### **10.1.3 Clarence City Council Natural Assets Information Manual**

Copy to be provided to the Commission upon request

#### **10.1.4 Kangaroo Bay Urban Design Strategy and Concept Plan**

<http://www.ccc.tas.gov.au/page.aspx?u=1650&c=14999>

#### **10.1.5 Climate Change Impacts on Clarence Coastal Areas**

<http://www.ccc.tas.gov.au/webdata/resources/files/CCICCA-Final-Report-A415375.pdf>

#### **10.1.6 Richmond Cultural Resource Management Plan**

Copy to be provided to the Commission upon request

#### **10.1.7 Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study**

<http://www.ccc.tas.gov.au/webdata/resources/minutesAgendas/Council%20Meeting%20Agenda%20-%2026%20September%202016.pdf> (see attachments following page 151)

#### **10.1.8 Lauderdale Structure Plan**

[http://www.ccc.tas.gov.au/webdata/resources/files/Lauderdale-Structure-Plan\\_A615353.pdf](http://www.ccc.tas.gov.au/webdata/resources/files/Lauderdale-Structure-Plan_A615353.pdf)

#### **10.1.9 Public Art Policy 2013**

[http://www.ccc.tas.gov.au/webdata/resources/files/Public\\_Art\\_Policy\\_2013.pdf](http://www.ccc.tas.gov.au/webdata/resources/files/Public_Art_Policy_2013.pdf)

## 10.2 Clarence LPS Codes

### 10.2.1 Draft Clarence Parking Plan

#### CLARENCE CAR PARKING PLAN

---

##### 1. Policy Basis

The Tasmanian Planning Scheme introduces new car parking requirements, including new quotas for each use category unless there is a parking plan for the area. In the circumstances where an adopted parking plan applies to an area, parking provision in terms of either number of spaces or cash in lieu of spaces not provided apply.

Clause C2.5.1 – Acceptable Solution [A1 (a)] provides that the number of onsite parking spaces must be no less than the number specified in Table C2.1 - unless another number is set in an adopted parking plan for the area.

The performance criteria prescribed at Clause C2.5 allows Council to vary the required number of car spaces and in addition provides Council with the option of developing a *parking precinct plan*. At this time a *parking precinct plan* has not been developed on the basis that it would be inconsistent with carparking approaches established under the previous Clarence Interim Planning Scheme 2015 (CIPS2015) and the Clarence Planning Scheme 2007 (CPS2007). However, establishing a parking plan for Clarence provides for the car parking considerations and cash in lieu of car parking not provided on site consistent with the approaches established under the CIPS2015 and CPS2007 before that.

##### 2. Objective

To facilitate new use development and encourage commercial activity as an important component of Clarence by:

- Providing for certainty in the provision of car parking in planning applications;
- Encouraging investment;
- Ensuring adequate car parking facilities in the centre to serve staff and customers; and
- Ensuring parking facilities encourage sustainable means of transport, meet appropriate standards and do not detract from the amenity of the surrounding area.
- to provide an alternative for developers who are unable to provide for the onsite car parking generated by their commercial proposals.

##### 3. Policy

It is planning policy that the Clarence Parking Plan:

- Constitutes a ‘Car Parking Plan’ for the purposes referred to in Clause C2.5.1 – Acceptable Solution A1 (a);
- Applies to the Central Business, General Business, Local Business, Particular Purpose and Commercial zones;
- Despite the car parking rate specified for a particular use within Table C2.1 to Clause C2.5.1, the maximum number of car spaces required shall be no more than would have been required for that use under the Clarence Planning Scheme 2007.
- In circumstance where on site car parking demand cannot be provided on site, or is undesirable to do so, a cash in lieu payment for those spaces not provided may be considered.

- in accepting a cash in lieu payment for car parking required by the Planning Scheme, the rate of payment shall be as follows:

CENTRE	PAYMENT (\$) PER SPACE
Rosny Park	12,000
Bellerive/Kangaroo Bay	10,000
Lindisfarne	8,000
Richmond	5,500
Other centres	To be determined having regard to local car parking development costs.

### 10.2.2 C3.0 Road and Railway Asset Code List

**CLA -Table C6.3 Other Major Roads**

Road	From	To
South Arm Road	Oakdowns Parade	South Arm
South Arm Road	3474 South Arm Rd	Opossum Bay
Gellibrand Drive	South Arm Road	Rifle Range Road
Rifle Range Road	Gellibrand Drive	South Arm Road
Cremorne Avenue	South Arm Road	91 Cremorne Avenue
Clifton Beach Road	South Arm Road	Bicheno Street
Dorans Road	South Arm Road	460 Dorans Road
Roches Beach Road	Acton Road	Nowrah Road
Seven Mile Beach Road	Acton Road	Estate Drive
Surf Road	76 Surf Road	Grueber Ave
Grueber Avenue	Surf Road	Golf Course Entrance
Pittwater Road	Tasman Highway	end
Tasman Highway	Airport Roundabout	Causeway
Kennedy Drive	Airport Roundabout	Cambridge Road Roundabout
Cambridge Road	Cambridge Road Roundabout	Lamb Place
Pass Road	Houston Drive	Glebe Hill Road Roundabout
Flagstaff Gully Link Road	130m past Sorell Turnoff	Begonia St



Sugarloaf Road	East Derwent Highway	75 Sugarloaf Road
Grasstree Hill Road	East Derwent Highway	Sugarloaf Road
East Derwent Highway	Brighton Boundary	Bowen Bridge
East Derwent Highway	Bowen Bridge	Grasstree Hill Rd
East Derwent Highway	Grasstree Hill Road	Tasman Bridge
Grasstree Hill Road	Malcolms Hut Road	Richmond Road
Back Tea Tree Road	Grasstree Hill Road	Brighton Boundary
Middle Tea Tree Road	Golf Course Entrance	Brighton Boundary
Colebrook Road	Richmond Road	Southern Midlands Boundary
Fingerpost Road	Colebrook Road	Sorell Boundary
Prossers Road	Fingerpost Road	73 Prossers Road
Brinktop Road	Prossers Road	Sorell Boundary
Malcolms Hut Road	Richmond Road	Grasstree Hill Road
Richmond Road	Kadina Court	Bridge Street
Estate Drive	Seven Mile Beach Road	Acton Road
Acton Road	Alliance Drive Roundabout	Lauderdale
South Arm Highway	Mornington Road	Shoreline Roundabout
South Arm Highway	Shoreline Roundabout	Oceana Drive
Rokeby Road	Oceana Drive	Burtonia Street
Rosny Hill Road (Hobart bound lanes)	Bligh Street	Tasman Bridge
Rosny Hill Road	Tasman Highway	Riawena Road
Tasman Highway	Tasman Bridge	Airport Roundabout

### 10.2.3 C6.0 Heritage Code List

**CLA- Table C6.1 Local Heritage Places**

Reference Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent	Statement of Local Historic Heritage Significance and Historic Heritage Values
1	Bellerive	5 Britannia Place	Riverview	116919/1	Timber house constructed 1892, with original corrugated iron roof, verandahs on several sides,	Its ability to demonstrate the principal characteristics of a weatherboard single storey

					original iron lace and wooden decorated verandah.	Victorian domestic building.
2	Bellerive	20 King Street	Corona	95518/2 95518/3	A weatherboard cottage with a central door and flanking double hung windows. The roof is gabled and there is a verandah to the street which is possibly a later addition.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
3	Bellerive	42 King Street	Kiaora	27802/1	A simple weatherboard cottage with modest Federation Queen Anne overtones. Features a hipped roof and projecting gabled roof on two sides with a verandah between, with timber detail.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Queen Anne domestic building.
4	Bellerive	1 York Street	Indarra	94483/4	A single storey weatherboard cottage with a gable roof to the street and smaller gable for a sheltered entry, both have battended decoration.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Inter-War Californian Bungalow house.
5	Bellerive	4 York Street	Belle York	76155/25	A weatherboard cottage with a central door, flanking double hung Venetian windows and hipped roof with narrow boxed and bracketed eaves. The verandah on the street façade has hipped ends and single posts and is heavily decorated with timber mouldings and motifs.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
6	Bellerive	5 York Street	Cottage	93825/4	Victorian house of timber construction with bracketed eaves, a projecting cant bay	Its ability to demonstrate the principal characteristics of a single storey

					window and hipped roof. The four paneled front entry door is located off a verandah which features cast iron brackets.	weatherboard Victorian cottage.
7	Bellerive	9A York Street	Yarra Grange	107192/1	A modest brick building with some hints of the Queen Anne Style. Projecting gable to the street and a verandah that appears to replace an earlier one. The roof is hipped and is covered in imitation metal tiles.	Its ability to demonstrate the principal characteristics of a single storey brick Federation domestic building.
8	Bellerive	11 York Street	House	203361/1	A Federation house of brick construction with a projecting gable with battened decoration and a pair of double hung windows.	Its ability to demonstrate the principal characteristics of a single storey brick Federation domestic building.
9	Bellerive	14 York Street	Kumara	76155/30	A Victorian house of timber construction with bracketed eaves, a projecting cant bay window and hipped roof. The verandah features timber brackets and is enclosed at the end.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.
10	Bellerive	16 York Street	Cottage	200868/1	A Victorian house of timber construction with bracketed eaves, a projecting hipped roof with a pair of double hung windows below. The verandah features timber decoration.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.
11	Bellerive	18 York Street	Cottage	246186/1	A Victorian single storey house of timber construction. Medium pitch hipped roof has closed bracketed eaves and a	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.

					projecting gable roof with timber decoration and a simple bargeboard, includes a bay window. Verandah under a separate roof has a slender post and detailed valance and brackets.	
12	Lindisfarne	21 Derwent Avenue	Glenferrie	197728/1	Sandstone house with hopped roof and lined soffits. Features a symmetric elevation and a pair of sandstone chimneys with capped tops. Also some sandstone outbuildings.	Its ability to demonstrate the principal characteristics of a single storey sandstone Victorian Georgian domestic building.
13	Rokeby	10 Church Street	Rokeby Village Green	153173/1		
14	Rokeby	3 South Arm Road	Clarence Plains Board of Education School	36232/1	The cottage is a circa 1860's, one storey, small weatherboard cottage in poor to condition that formed a part of original 'Rokeby Village'.	The significance of the building lies in its association with the early development of the township which has contributed to the community's sense of place.

**CLA - 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
1	Richmond		<p>The Richmond Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> <li>(a) Is one of the best surviving examples of an Australian colonial township from the early period of colonisation;</li> <li>(b) It demonstrates the theme of the penal system, through the use of sandstone and the various buildings associated with convicts;</li> <li>(c) It comprises of a concentration of highly intact historic buildings of Colonial Georgian style.</li> </ul> <p>Design Criteria/Conservation Policy:</p> <ul style="list-style-type: none"> <li>(a) To enhance the historic integrity of groups of buildings and the streetscapes;</li> </ul>

			<p>(b) To retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials;</p> <p>(c) To retain important views to town landmarks and the surrounding rural countryside.</p>
--	--	--	---

**CLA - 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			

**CLA - 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				

**CLA - Table C6.5 Significant Trees**

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
1	Cambridge, 20 Denholms Road	109773/1	Mature Elm Trees	Ulmus	Elm Tree	
2	Cambridge, 701 Richmond Road	170021/3 235582/1	Mature Elm Trees	Ulmus	Elm Tree	
3	Clarendon Vale, 45 Goodwins Road	13868/1	Fruit Trees, Hawthorns and Weeping Willows			
4	Rokeby, 5 South Arm Road	117057/1	English Oak Tree	Quercus robur	English Oak Tree	1
5	Cambridge, Cilwen Road		Hawthorn Hedge			

### 10.2.3 C8.0 Scenic Protection Code Lists

**CLA- 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				

**CLA- 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			

### 10.2.4 C11.0 Coastal Inundation Hazard Area Code List

**CLA -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
Acton Park	0.9	2.0	2.6	2.3
Bellerive Beach#	0.9	2.4	3.0	2.7
Bellerive/Rosny Park - Kangaroo Bay#	0.9	2.1	2.7	2.4
Cambridge	0.9	2.0	2.6	2.3
Clifton Beach#	0.9	2.9	3.5	3.2
Clifton - Bicheno St, Pipe Clay	0.9	2.4	3.0	2.7

Lagoon#				
Cremorne - Beach#	0.9	2.6	3.2	2.9
Cremorne - Pipe Clay Esplanade #	0.9	2.2	2.8	2.5
Geilston Bay	0.9	2.0	2.6	2.3
Howrah#	0.9	2.5	3.1	2.8
Lauderdale - Roches Beach- Mays Beach#	0.9	2.4	3.0	2.7
Lauderdale - Ralphps Bay#	0.9	2.6	3.2	2.9
Lindisfarne	0.9	2.0	2.6	2.3
Montagu Bay	0.9	2.0	2.6	2.3
Opossum Bay#	0.9	2.3	2.9	2.6
Otago	0.9	2.0	2.6	2.3
Richmond	0.9	2.0	2.6	2.3
Risdon	0.9	2.0	2.6	2.3
Rokeby#	0.9	2.4	3.0	2.7
Rose Bay	0.9	2.0	2.6	2.7
Sandford	0.9	2.0	2.6	2.7
Seven Mile Beach#	0.9	2.6	3.2	2.9
South Arm - Half Moon Bay#	0.9	2.3	2.9	2.6
South Arm Neck - Hope Beach#	0.9	3.0	3.6	3.3
South Arm Neck - Ralphps	0.9	2.9	3.5	3.2



Bay#				
Tranmere	0.9	2.0	2.6	2.3

**Note:** The values shown in Table C11.1 above have been derived through two separate modelling projects. The first, delineated by a cross hatch (#) was produced by the University of New South Wales Water and Research Laboratories (WRL) while the second was produced by the DPAC policy development project for dealing with hazards in the planning system. Where data was provided by WRL it has been used in preference to the DPAC model.

## 10.2.5 Bushfire-Prone Hazard Area CIPS2015-LPS Conversion

**Table 6.11(a) Expansion**

Address	PID	Comment
12 Lindrum Road	3405767	Vacant land – overlay extended to cover entire property matching the cadaster
14 Lindrum Road	3405759	"
14 Bulla Drive	3405679	"
12 Bulla Drive	3405687	"
148 Rockingham Drive	POT PID 3405425	"

**Table 6.11(b) Retraction**

Address	PID	Comment
148 Rockingham Drive	POT PID 3405484	Removed from overlay
11 Norla Street	2209203	Removed from overlay
6 Lindrum Road	3405791	Removed from overlay
4 Lindrum Road	3405556	Removed from overlay
10 Lindrum Road	3405775	Removed from overlay
9 Lindrum Road	3405732	Removed from overlay
2 Grangefield Court	7199227	Removed from overlay
148 Rockingham Drive	POT PID 3405425	Removed from overlay
10 Athena Drive	3319084	Removed from overlay
8 Athena Drive	3319092	Removed from overlay
6 Athena Drive	3319105	Removed from overlay
4 Athena Drive	3319113	Removed from overlay
2 Athena Drive	3319121	Removed from overlay
1 Athena Drive	3319156	Removed from overlay
3 Athena Drive	3319164	Removed from overlay
5 Athena Drive	3319236	Removed from overlay
7 Athena Drive	3319279	Removed from overlay
2A Athena Drive	3319332	Removed from overlay
28 Athena Drive	3487766	Removed from overlay

26 Athena Drive	3487774	Removed from overlay
24 Athena Drive	3487782	Removed from overlay
22 Athena Drive	3487790	Removed from overlay
20 Athena Drive	3487803	Removed from overlay
18 Athena Drive	3487811	Removed from overlay
16 Athena Drive	3487838	Removed from overlay
14 Athena Drive	3487846	Removed from overlay
12 Athena Drive	3487854	Removed from overlay
9 Athena Drive	3487862	Removed from overlay
11 Athena Drive	3487870	Removed from overlay
13 Athena Drive	3487889	Removed from overlay
15 Athena Drive	3487897	Removed from overlay
17 Athena Drive	3487918	Removed from overlay
170 Sugarloaf Road	3487934	Removed from overlay
4 Elaia Drive	3319148	Removed from overlay
14 Elaia Drive	3319172	Removed from overlay
12 Elaia Drive	3319180	Removed from overlay
10 Elaia Drive	3319199	Removed from overlay
8 Elaia Drive	3319201	Removed from overlay
6 Elaia Drive	3319228	Removed from overlay
3 Peppercress Lane	3319244	Removed from overlay
5 Peppercress Lane	3319252	Removed from overlay
7 Peppercress Lane	3319260	Removed from overlay
4 Peppercress Lane	3319287	Removed from overlay
6 Peppercress Lane	3319295	Removed from overlay
8 Peppercress Lane	3319308	Removed from overlay
10 Peppercress Lane	3319316	Removed from overlay
12 Peppercress Lane	3319324	Removed from overlay
11 Norla Street	2209203	Removed from overlay
4 Endeavour Court	2619456	Removed from overlay
55 Spinnaker Crescent	2522603	Removed from overlay
47 Spinnaker Crescent	2801696	Removed from overlay
49 Spinnaker Crescent	2801709	Removed from overlay
51 Spinnaker Crescent	2801717	Removed from overlay
53 Spinnaker Crescent	2801725	Removed from overlay
43 Spinnaker Crescent	2857235	Removed from overlay
978 Oceana Drive	3420326	Removed from overlay
980 Oceana Drive	3420334	Removed from overlay
982 Oceana Drive	3420342	Removed from overlay
984 Oceana Drive	3420350	Removed from overlay
976 Oceana Drive	3428029	Removed from overlay
1 Bindara Road	3468952	Removed from overlay
2 Bindara Road	3468960	Removed from overlay
3 Bindara Road	3533718	Removed from overlay
16 Cherrington Drive	3533726	Removed from overlay
14 Cherrington Drive	3533734	Removed from overlay
12 Cherrington Drive	3533742	Removed from overlay
10 Cherrington Drive	3533750	Removed from overlay
8 Cherrington Drive	3533769	Removed from overlay
6 Cherrington Drive	3533777	Removed from overlay
4 Cherrington Drive	3533785	Removed from overlay
7 Cherrington Drive	3533865	Removed from overlay

9 Cherrington Drive	3533873	Removed from overlay
11 Cherrington Drive	3533881	Removed from overlay
20 Cherrington Drive	3533937	Removed from overlay
1 Mandeville Court	3533822	Removed from overlay
1 Anchorage Court	2522777	Removed from overlay
3 Anchorage Court	2805136	Removed from overlay
17 Anchorage Court	2809188	Removed from overlay
11 Anchorage Court	2837381	Removed from overlay
15 Anchorage Court	2873518	Removed from overlay
13 Anchorage Court	2873526	Removed from overlay
9 Anchorage Court	2873534	Removed from overlay
7 Anchorage Court	2873542	Removed from overlay
5 Anchorage Court	2873550	Removed from overlay
975 Oceana Drive	2522785	Removed from overlay
977 Oceana Drive	3420270	Removed from overlay
981 Oceana Drive	3420318	Removed from overlay
991 Oceana Drive	3468899	Removed from overlay
989 Oceana Drive	3468901	Removed from overlay
987 Oceana Drive	3468928	Removed from overlay
985 Oceana Drive	3468936	Removed from overlay
983 Oceana Drive	3468944	Removed from overlay
936 Oceana Drive	3469023	Removed from overlay
2 Starboard Road	3468880	Removed from overlay
2 Yachtsmans Way	3420289	Removed from overlay
4 Yachtsmans Way	3420297	Removed from overlay
26 Yachtsmans Way	3468848	Removed from overlay
201 Mockridge Road	3516950	Removed from overlay
199 Mockridge Road	3516969	Removed from overlay
197 Mockridge Road	3516977	Removed from overlay
195 Mockridge Road	3516985	Removed from overlay
193 Mockridge Road	3516993	Removed from overlay
2/30 Cavenor Drive	3483685	Removed from overlay
1/30 Cavenor Drive	3483677	Removed from overlay
4 Banksfield Street	3364977	Removed from overlay
58 Cavenor Drive	3365005	Removed from overlay
56 Cavenor Drive	3364993	Removed from overlay
54 Cavenor Drive	3364985	Removed from overlay
52 Cavenor Drive	3364969	Removed from overlay
54 Mariah Crescent	3262436	Removed from overlay
52 Mariah Crescent	3262444	Removed from overlay
2/58 Mariah Crescent	3180764	Removed from overlay
1/58 Mariah Crescent	3180756	Removed from overlay
4/60 Mariah Crescent	3178963	Removed from overlay
3/60 Mariah Crescent	3178955	Removed from overlay
2/60 Mariah Crescent	3178947	Removed from overlay
1/60 Mariah Crescent	3178939	Removed from overlay
50 Cavenor Drive	3131292	Removed from overlay
48 Cavenor Drive	3131284	Removed from overlay
46 Cavenor Drive	3131268	Removed from overlay
44 Cavenor Drive	3131268	Removed from overlay
42 Cavenor Drive	3131241	Removed from overlay
40 Cavenor Drive	3131233	Removed from overlay

2 Highgrove Road	3071090	Removed from overlay
1 Highgrove Road	3071103	Removed from overlay
36 Cavenor Drive	3071082	Removed from overlay
34 Cavenor Drive	3071074	Removed from overlay
32 Cavenor Drive	3071066	Removed from overlay
66 Mariah Crescent	3060172	Removed from overlay
64 Mariah Crescent	3060164	Removed from overlay
62 Mariah Crescent	3060156	Removed from overlay
56 Mariah Crescent	3060113	Removed from overlay
28 Cavenor Drive	3054880	Removed from overlay
68 Mariah Crescent	3054872	Removed from overlay

## 10.2.4 Potentially Contaminated Land Code

**Table 6.12 Potentially Contaminated Land**

Address	Comment
1309 Tasman Highway, Cambridge Tas 7170	Airport Activities/Fuel Storage
115 Kennedy Drive, Cambridge Tas 7170	Airport Activities/Fuel Storage
155 Cambridge Road, Warrane Tas 7018	Defence Facility
141 Fort Direction Road, South Arm Tas 7022	Defence Facility/Rifle Range/Explosives
849 South Arm Road, Sandford Tas 7020	Rifle Range
90 Mornington Road, Mornington Tas 7018	Engineering Workshop
54 Mornington Road, Mornington Tas 7018	Current Council Dept
312 East Derwent Highway, Geilston Bay Tas 7015	Southern Welders
26 Maxwells Road, Cambridge Tas 7170	Feed Mill
5 Paloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1169 Acton Road, Cambridge Tas 7170	Plant Nursery
9 Takari Place, Mornington Tas 7018	Plant Nursery
122b Mornington Road, Mornington Tas 7018	Historic Plant Nursery/Wood Yard/Scrap Yard/Uncontrolled Land Fill Site
43 Roches Beach Road, Roches Beach Tas 7170	Historic Market Garden
500 Acton Road, Acton Park Tas 7170	Egg Farm
70 Scotts Road, Risdon Vale Tas 7016	Illegal Land Fill
126 Mornington Road, Mornington Tas 7018	Waste Transfer Station/Gravel Quarry
64 Cambridge Road, Bellerive Tas 7018	Bellerive Yacht Club Slipway
418 Flagstaff Gully Road, Lindisfarne Tas 7015	Pioneer Quarry
21a Gregson Street, Risdon Tas 7015	Historic Lime Stone Quarry/Fertiliser Plant/Nyrstar Soil Contamination
1875 South Arm Road, Sandford Tas 7020	Sand Mining
1597 South Arm Road, Sandford Tas 7020	Sand Mining
144 Roaring Beach Road, South Arm Tas 7022	Sand Mining
2472 South Arm Road, South Arm Tas 7022	Sand Mining
150 Musk Road, Sandford Tas 7020	Sand Mining
84 School Road, Sandford Tas 7020	Gravel Quarry
2 Old Coach Road, Cambridge Tas 7170	Historic Railway Tunnel Waste

71 Belbins Road, Cambridge Tas 7170	Redgate Quarry ( Old Firing Range)
560 Fingerpost Road, Orielton Tas 7172	Sawmill
91 Geilston Creek Road, Geilston Bay Tas 7015	Historic Sawmill
289a Cambridge Road, Mornington Tas 7018	Historic Sawmill/Night Soil Disposal/Works Depot
65 South Arm Road, Rokeby Tas 7019	Historic Sawmill
75 Mornington Road, Mornington Tas 7018	Historic Metro And Veolia Site
917 East Derwent Highway, Risdon Tas 7015	Waste Water Treatment Plant
901 Cambridge Road, Cambridge Tas 7170	Historic Wood Yard
76 Richardsons Road, Sandford Tas 7020	Historic Wood Yard\Sand Mining/Land Fill
1092 Cambridge Road, Cambridge Tas 7170	Historic Plastic Fabrications
1040 Cambridge Road, Cambridge Tas 7170	Tasfire Site
429 Flagstaff Gully Road, Lindisfarne Tas 7015	Adjacent Hotmix Plant Runoff/Uncontrolled Land Fill Site/Fuel Storage - Notified By Dpiwe
30 Gordons Hill Road, Rosny Park Tas 7018	Chemical Storage/Iron & Steel Engine Works Labratory
20 Gunning Street, Bellerive Tas 7018	Fort Site - Land Fill & Demolition Waste
29 Lincoln Street, Lindisfarne Tas 7015	Dry Cleaners
1066 Cambridge Road, Cambridge Tas 7170	Historic Chrome Plating Works
311 Cambridge Road, Mornington Tas 7018	Engineering Workshop
22 Goodwins Road, Clarendon Vale Tas 7019	Historic Housing Dept Works Depot
450 South Arm Road, Lauderdale Tas 7021	Plant Nursery/Firewood
73 Roches Beach Road, Roches Beach Tas 7170	Historic Market Garden
19 Roches Beach Road, Roches Beach Tas 7170	Historic Market Garden
960 Cambridge Road, Cambridge Tas 7170	Historic Fuel Storage And Transport Depot
64 White Kangaroo Road, Campania Tas 7026	Chicken Farm
180 Fingerpost Road, Campania Tas 7026	Chicken Farm
20 Electra Place, Mornington Tas 7018	Historic Hec Depot
48 Debomfords Lane, Geilston Bay Tas 7015	Land Fill
26a Esplanade, Lindisfarne Tas 7015	Land Fill
3 Esplanade, Lindisfarne Tas 7015	Land Fill
20 Kangaroo Bay Drive, Rosny Park Tas 7018	Land Fill
20a Rosny Esplanade, Montagu Bay Tas 7018	Land Fill
165a Clarence Street, Howrah Tas 7018	Land Fill
770 Cambridge Road, Cambridge Tas 7170	Historic Quarry Site Used For Land Fill
765 Rifle Range Road, Sandford Tas 7020	Historic Hobart Tip Site
10a Honeywood Drive, Sandford Tas 7020	Mooring Sites/Boat Ramp
22c Rosny Esplanade, Rosny Tas 7018	Slip Way
9a Ford Parade, Lindisfarne Tas 7015	Jetty
450 Rokeby Road, Howrah Tas 7018	Historic Gravel Quarry
1345 South Arm Road, Sandford Tas 7020	Historic Gravel Quarry
77 Malcolms Hut Road, Richmond Tas 7025	Historic Gravel Quarry
2 Percy Street, Bellerive Tas 7018	Historic Council Depot/Quarry Site
8 Percy Street, Bellerive Tas 7018	Historic Gravel Quarry
10 Percy Street, Bellerive Tas 7018	Historic Quarry Site/Council Depot
271 East Derwent Highway, Geilston Bay Tas 7015	Historic Quarry Site/Land Fill

3 Paloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
48 Quarry Road, Mornington Tas 7018	Historic Rifle Range
672 East Derwent Highway, Risdon Vale Tas 7016	Rifle Range
60 Quarry Road, Bellerive Tas 7018	Historic Sandstone Pit/ Historic Fuel Storage
2/125 Mornington Road, Mornington Tas 7018	Historic Sawmill
1/10 Lamb Place, Cambridge Tas 7170	Historic Sawmill
1063 Cambridge Road, Cambridge Tas 7170	Sawmill
60 Droughty Point Road, Rokeby Tas 7019	Auto Salvage
31 Gordons Hill Road, Bellerive Tas 7018	Historic Service Station - Contamination Remediated To An Acceptable Level For Current Use
967 Cambridge Road, Cambridge Tas 7170	Current Service Station
242 Clarence Street, Howrah Tas 7018	Current Service Station
166 East Derwent Highway, Lindisfarne Tas 7015	Current Service Station
538 South Arm Road, Lauderdale Tas 7021	Current Service Station
86 Clarence Street, Bellerive Tas 7018	Current Service Station
109 East Derwent Highway, Lindisfarne Tas 7015	Current Service Station
295 Cambridge Road, Mornington Tas 7018	Motor Mechanics
11a Howrah Road, Howrah Tas 7018	Current Service Station
3 Cambridge Road, Bellerive Tas 7018	Ken Vance Motor Mechanics
2 Rosny Hill Road, Rosny Park Tas 7018	Current Service Station
29 Bridge Street, Richmond Tas 7025	Current Service Station
2 Howrah Road, Howrah Tas 7018	Current Service Station
42 Sugarloaf Road, Risdon Vale Tas 7016	Current Service Station
26 Lincoln Street, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
221 Clarence Street, Howrah Tas 7018	Historic Service Station, No Record Of Remediation
25 Cambridge Road, Bellerive Tas 7018	Historic Service Station, No Record Of Remediation
31 Cambridge Road, Bellerive Tas 7018	Historic Service Station, No Record Of Remediation
169 Cambridge Road, Warrane Tas 7018	Historic Service Station, No Record Of Remediation
96 Clarence Street, Bellerive Tas 7018	Historic Service Station, No Record Of Remediation
62 Cambridge Road, Bellerive Tas 7018	Historic Dry Cleaners - Unknown Storage
17 Gordons Hill Road, Bellerive Tas 7018	Historic Fuel Storage
395 Pass Road, Cambridge Tas 7170	Underground Storage Below Workshop
8 Schouten Place, Warrane Tas 7018	Historic Fuel Storage
415 Flagstaff Gully Road, Lindisfarne Tas 7015	Fuel Holding Tanks/Cement Plant/Quarry Site
151 East Derwent Highway, Lindisfarne Tas 7015	Current Service Station
10 Electra Place, Mornington Tas 7018	Historic Depot
90 Rosny Esplanade, Rosny Tas 7018	Waste Water Treatment Plant
91 Droughty Point Road, Rokeby Tas 7019	Waste Water Treatment Plant/Night Soil Disposal
78 Surf Road, Seven Mile Beach Tas 7170	Waste Water Treatment Plant



40 Commercial Road, Richmond Tas 7025	Waste Water Treatment Plant
417 Pass Road, Cambridge Tas 7170	Wood Yard
301 Cambridge Road, Mornington Tas 7018	Wood Yard
42 Scotts Road, Risdon Vale Tas 7016	Wood Yard
1a Ford Parade, Lindisfarne Tas 7015	Motor Yacht Club Marina
19 Otago Bay Road, Otago Tas 7017	Boat Wrecks
7 Backhouse Lane, Cambridge Tas 7170	Historic Railway Point\Historic Fuel Storage
4 Napier Street, Geilston Bay Tas 7015	Historic Sawmill/Fuel Storage
1 Gordons Hill Road, Bellerive Tas 7018	Current Service Station
570 South Arm Road, Lauderdale Tas 7021	Historic Tip Site
165 Mornington Road, Mornington Tas 7018	Uncontrolled Land Fill Site/Wood Yard
438 South Arm Road, Lauderdale Tas 7021	Historic Greenhouses - Asbestos Identified
123 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
506 South Arm Road, Lauderdale Tas 7021	Uncontrolled Land Fill - See Report A1046710
9 Paloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
121 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
88 Mornington Road, Mornington Tas 7018	Structure And Metal Fabrications
60 Debomfords Lane, Geilston Bay Tas 7015	Land Fill/Marina
191 George Street, Dulcot Tas 7025	Uncontrolled Land Fill - Tyres
10b Bangalee Street, Lauderdale Tas 7021	Current Service Station
1 Lewis Avenue, Seven Mile Beach Tas 7170	Current Service Station
3 Holyman Avenue, Cambridge Tas 7170	Current Service Station
263 Kennedy Drive, Cambridge Tas 7170	Current Service Station
16 Lincoln Street, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
102 Kennedy Drive, Cambridge Tas 7170	Historic Service Station, No Record Of Remediation
57 South Arm Road, Rokeby Tas 7019	Historic Service Station, No Record Of Remediation
167 Derwent Avenue, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
1/20 Mornington Road, Mornington Tas 7018	Historic Fuel Storage/Wood
104 Mornington Road, Mornington Tas 7018	Historic Fuel Storage - Notified By Dpiwe
6 Bangalee Street, Lauderdale Tas 7021	Current Bus/Transport Depot/Fuel Storage - Notified By Dpiwe
3507 South Arm Road, South Arm Tas 7022	Fuel Storage - Notified By Dpiwe
59 South Arm Road, Rokeby Tas 7019	Historic Service Station, No Record Of Remediation
18 Flagstaff Gully Road, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
127 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
56 Kings Road, Cambridge Tas 7170	Excessive Sump Oil Dumped On Site - Notified By Epa
271 Colebrook Road, Richmond Tas 7025	Gravel Quarry
80 Flagstaff Gully Link Road, Warrane Tas 7018	Pistol Club Rifle Range
125 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
18 Wentworth Street, Bellerive Tas 7018	Historic Quarry Site/Waste Water



	Disposal/Land Fill/Fuel Storage
178 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/176 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/176 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
99 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
99b Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
99a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
103 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
105 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
4 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/3a Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/3a Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/1 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/1 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/1 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
64 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
77 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
77a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
77b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
56 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58c Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
2 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
133 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
131 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/115 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/115 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/115 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
117 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
119a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
119 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
7 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
174 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
174a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
172a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/172 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/172 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
170 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination

4/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
166 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
164 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
164a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
162 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
162a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
160 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
7 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
9 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
4 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
6 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
8 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
18 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
20 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
22 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
10 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
12 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
14 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
59a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
59 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57e Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57c Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57d Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
55 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
53a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
53 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
51 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
49 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
47 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
45a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
45 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
43 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57f Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57g Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
61 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
63 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
65 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
67 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
69 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
71 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
73 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
73a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
75 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination

79 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
81 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
81a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
83 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
87 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
85 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
85a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
87a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
89 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
101 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
101a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
5 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
107 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
109 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
111 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
113 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
60 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
62 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
62a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
70 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
72 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
74 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
76 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
84 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
84a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
84b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
86 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
86a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
86b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
88 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
88a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
88b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
90 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
90a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
94 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
96 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
98 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
100 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
1/158 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/158 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/158 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
154 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
152 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
150 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
144 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
142 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination

140 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
140a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
140b Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
138 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
136 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
134 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
148 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
132 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
130 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
128 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
128a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
124 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
122 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
118 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
116 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
114 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
112 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
110 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
108 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
106 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
104 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
102 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
68 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
66 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
66a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
50 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
50a Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
78 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
76 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
120 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
91 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
91a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
93 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
95 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
95a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
97 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
97b Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
97a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
38 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination, Historic Fertiliser Plant
8/476 South Arm Road, Lauderdale Tas 7021	Historic Service Station - See Report From C Potter On File
92a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
78 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
9 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
156 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination

174 Clarence Street, Bellerive Tas 7018	Current Service Station
4/27 South Arm Road, Rokeby Tas 7019	Current Service Station
2/42 South Arm Road, Rokeby Tas 7019	Current Service Station
528 South Arm Road, Rokeby Tas 7019	Current Service Station
37 Bridge Street, Richmond Tas 7025	Current Service Station
26 Wellington Street, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
526 Pass Road, Cambridge Tas 7170	Historic Service Station, No Record Of Remediation
3139 South Arm Road, South Arm Tas 7022	Current Service Station
11 Palooka Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
92 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
16 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
100a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
160a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2 Pier Road, Opossum Bay Tas 7023	Current Service Station
21 Mornington Road, Mornington Tas 7018	Millingtons Funeral Home
380 Flagstaff Gully Link Road, Mornington Tas 7018	Historic Tip Site
1 Tianna Road, Lindisfarne Tas 7015	Nyrstar Soil Contamination
6/76 Mornington Road, Mornington Tas 7018	Auto Wreckers
1 Cremorne Ave, Cremorne Tas 7024	Historic Service Station
1/73 Droughty Pt Road, Rokeby Tas 7016	Automotive Workshop/Boat Yard/Historic Wood Yard
26/73 Droughty Pt Road, Rokeby Tas 7016	Steel Fabrication Workshop/Historic Wood Yard
2/73 Droughty Pt Road, Rokeby Tas 7019	Steel Fabrication Workshop/Historic Wood Yard
23/73 Droughty Pt Road, Rokeby Tas 7016	Historic Engineering Workshop
25/73 Droughty Pt Road, Rokeby Tas 7016	Historic Wood Yard/Historic Engineering Workshop
4/73 Droughty Pt Road, Rokeby Tas 7016	Automotive Workshop
7/73 Droughty Pt Road	Deep Sea Oil Manufacturers
5/73 Droughty Pt Road, Rokeby Tas 7016	Workshop
6/73 Droughty Pt Road	Deep Sea Oil Manufacturers
24/73 Droughty Pt Road, Rokeby Tas 7016	Historic Workshop
3/73 Droughty Pt Road	Glass Processing - Southern Glazing
8/73 Droughty Pt Road, Rokeby Tas 7016	Waste Handling And Transfer Facility - Tox Free
6 McIntyre Street, Mornington Tas 7018	Scrapyard/Recycling Facility
122c Mornington Road, Mornington Tas 7018	Concrete Plant/Landfill
124 Mornington Road, Mornington Tas 7018	Garden Supplies/Landfill
19 Jannah Court, Mornington Tas 7018	Historic ??
116 Mornington Road, Mornington Tas 7018	Bowser And Tank
41 Mornington Road, Mornington Tas 7018	Landfill
4/29 Mornington Road, Mornington Tas 7018	Iron
1/29 Mornington Road, Mornington Tas 7018	Iron
2/29 Mornington Road, Mornington Tas 7018	Iron
1215 Acton Road, Cambridge Tas 7170	Cambridge Sand - Workshop Facilities

36 Debomfords Lane, Geilston Bay Tas 7015	Land Fill
300 Bicheno Street, Clifton Beach Tas 7020	Pistol Range
40 Kangaroo Bay Drive, Rosny Park, Tas 7018	Historic Railway Yard
9 Electra Place, Mornington Tas 7018	Glazing Services
51a Blessington Street, South Arm Tas 7022	Waste Water Treatment Sand Filter



## 10.3 Clarence LPS PPZ's

### CLA-P1.0 Particular Purpose Zone – Gordons Hill Road Community Living Precinct

## CLA-P1.0 Particular Purpose Zone – Gordons Hill Road Community Living Precinct

### CLA-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Gordons Hill Road Community Living Precinct is:

- CLA-P1.1.1 To encourage the establishment of mixed use and development within the Zone comprising of:
- (a) *community living arrangements to suit changing residential needs within the community;*
  - (b) domestic scale tourist accommodation; and
  - (c) ancillary services to the above
- CLA-P1.1.2 To preserve and enhance the landscape and scenic character of the Zone by providing for:
- (a) retention of significant vegetation particularly on prominent steeper slopes and close to roads
  - (b) infill landscaping which enhances onsite amenity and vistas from nearby residential areas;
  - (c) domestic scale development
  - (d) building design, materials and finishes that complement the landscape and scenic character;
  - (e) improved pedestrian linkages in the local area.
- CLA-P1.1.3 To protect onsite residential amenity through adequate noise attenuation measures to the Tasman Highway and to provide adequate and safe parking and access for residents and visitors.
- CLA-P1.1.4 To protect residential amenity of properties adjoining the Zone by ensuring that no use or development unreasonably deprives any neighbouring dwelling of privacy, solar access or scenic views currently enjoyed from existing living areas.

### CLA-P1.2 Local Area Objectives

This sub-clause is not used in this Particular Purpose Zone.

### CLA-P1.3 Definition of Terms

This sub-clause is not used in this Particular Purpose Zone

### CLA-P1.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and cultural values management	
Passive recreation	
Utilities	If for minor utilities
<b>Permitted</b>	
No permitted uses	
<b>Discretionary</b>	
Consulting room	
Hospital services	
Residential	Only if home-based business, residential care facility, retirement village
Sports and recreation	
Utilities	Except if permitted
Visitor accommodation	Only if motel, serviced apartment
<b>Prohibited</b>	
All other uses	

### CLA-P1.5 Use Standards

#### CLA-P1.5.1 Amenity

Objective:	Commercial uses should not detrimentally affect nearby residential amenity.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> No acceptable solution		<b>P1</b> The nature of the use, the proposed opening hours, and any mitigation measures will ensure that the use will not cause unreasonable loss of residential amenity.



<b>A2</b>  The use does not cause or is likely to cause noise, dust, odour or lighting emissions that are incompatible with the protection of residential amenity.	<b>P2</b>  No Performance Criteria
--	--

## CLA-P1.6 Development Standards for Buildings and Works

### CLA-P1.6.1 Urban design

Objective:	<ul style="list-style-type: none"> <li>(a) The public realm should be clearly identified as predominant within the area with clear links to the semi public and private areas.</li> <li>(b) The development forecourts should be of high quality design and achieve a unified interconnected public space that is legible and physically permeable.</li> <li>(c) Frontages to the street and pedestrian areas should be active while entrances to buildings and spaces should be legible in the wider streetscape.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  No Acceptable Solution	<b>P1</b>  The design of buildings fronting the Tasman Highway must incorporate variations in wall and rooflines to minimise the visual mass of the building and must ensure: <ul style="list-style-type: none"> <li>(a) external finishes are limited to muted tones</li> <li>(b) construction materials and colour of buildings must be complementary to the landscape setting;</li> <li>(c) all plant and equipment, except for those for a dwelling, must be located within the overall building envelope or screened from view;</li> <li>(d) excavation of land should be kept to a minimum and buildings should step down the slope;</li> <li>(e) application for more than one dwelling must provide for a diversity of dwelling sizes and</li> </ul>

	<p>types to accommodate differing community needs;</p> <p>(f) the design of habitable buildings within 50m of the Tasman Highway and future connecting ramp reservation boundary will be adequately protected from noise as determined by a suitably qualified and experienced person. Appropriate design features may include, but are not limited to, double glazing and location of noise tolerant rooms on the side of the building facing the Highway and future connecting ramp.</p>
<p>Development does not involve any of the following:</p> <p>(a) The construction of a new roofed building;</p> <p>(b) Additions or alterations to existing buildings.</p>	<p>An application for development must be accompanied by an urban design context report, prepared by a suitably qualified person, containing a context statement and a site analysis plan.</p> <p>The context statement must explain how the proposal has been prepared and how it has responded to the site analysis.</p> <p>The site analysis plan must provide details of:</p> <p>(a) Existing vegetation proposed to be retained;</p> <p>(b) Identification of areas proposed to be landscaped; and</p> <p>(c) Description of proposed landscaping treatments.</p>

CLA-P1.6.2      Density

Objective:	The overall density of residential development on the site will be similar to the General Residential zone.	
Acceptable Solutions		Performance Criteria
<b>A1</b> The Site Coverage must not exceed 40%.		<b>P1</b> No performance criteria
<b>A2</b> The maximum density must not exceed 1 dwelling per 375 m2 of site area.		<b>P2</b> No performance criteria

CLA-P1.6.3 Height

Objective:	The scale of the development should be appropriate for the context of the development.
Acceptable Solutions	Performance Criteria
<b>A1</b>  The maximum height is 7.5 m	<b>P1</b>  The height of the building is demonstrated through an Urban Design Context Report as being appropriate having regard to the impact on the overshadowing and privacy of any adjacent dwelling.

CLA-P1.6..4 Setbacks

Objective:	Buildings should be appropriately located, in the context of its streetscape and its neighbours, allowing for view corridors between buildings and activity spaces within the primary frontage.  The interface between Commercial and Residential areas should to be treated in a way that enhances residential amenity while maintaining commercial form and significant common view corridors.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Setbacks from Front Boundaries must meet the following: <ul style="list-style-type: none"> <li>(a) 6 m from Gordons Hill Road;</li> <li>(b) 15 m from the Tasman Highway and highway connecting ramp;</li> <li>(c) 4.5 m from all other roads.</li> </ul>	<b>P1</b>  The setback of the building to all boundaries, including the primary frontage is demonstrated through an Urban Design Context Report as being appropriate having regard to the Objective of this clause.
<b>A2</b>  Setbacks of walls from all other boundaries must meet the following: <ul style="list-style-type: none"> <li>(a) short walls generally parallel (within 30°) to an adjacent building;</li> <li>(b) the exterior wall of a building not exceeding 9 m in length or 3 m in height must be setback not less than 3 m from the nearest wall of the adjacent building;</li> <li>(c) long walls generally parallel (within 30°) to an</li> </ul>	<b>P2</b>  The setback of the building to all boundaries, is demonstrated through an Urban Design Context Report as being appropriate having regard to the Objective of this clause.

<p>adjacent building;</p> <p>(d) the external wall of a building which exceeds 9 m in length or 3 m in height must be setback not less than 1 x the height of the wall or 4m in from the nearest wall of the adjacent building whichever is greater;</p> <p>(e) boundary walls;</p> <p>(f) if not prevented by the foregoing, one (1) external wall may abut either a side or rear boundary providing the wall does not exceed one third the length of the subject boundary and 3.5 m in height. Any continuation of the building parallel to the subject boundary beyond this wall must be setback in accordance with the front boundary setback standard above;</p> <p>(g) other Zones and Highway;</p> <p>(h) all buildings must be setback a minimum of 15 m from the boundaries adjoining any Residential and Recreation Zones and the Tasman Highway and connecting ramp.</p>	
---	--

CLA-P1.6.5 Outdoor space for residential use

Objective:	Adequate private open space, taking into consideration a commercial environmental context, will be provided for the reasonable recreation and service needs of residents which is integrated with and reasonably accessible from the living areas of the dwelling, has access to the sun.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Minimum 25m<sup>2</sup> for any dwelling.</p>	<p><b>P1</b></p> <p>No performance criteria</p>

CLA-P1.6.6 Bird strike

Objective:	To ensure that development minimises the risk of bird strike.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Fences higher than 1.20m are not constructed of wire mesh, unless where covered by obscure shade cloth or similar.</p>	<p><b>P1</b></p> <p>No Performance Criteria</p>

<p><b>A2</b></p> <p>Buildings provide for any of the following:</p> <ul style="list-style-type: none"> <li>(a) Eliminating or obscuring all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings;</li> <li>(b) Using low reflective glass on external surfaces;</li> <li>(c) Angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.</li> </ul>	<p><b>P2</b></p> <p>Buildings are designed to minimise bird strike, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) The topography of the site and surrounding area;</li> <li>(b) Existing and proposed vegetation or screening;</li> <li>(c) Siting of building</li> <li>(d) Window design;</li> <li>(e) Advice from any relevant State or Commonwealth department</li> </ul>

## CLA-P1.7 Development Standards for Subdivision

### CLA-P1.7.1 Subdivision

Objective:	Lots suitable for the allowable uses of the zone should be facilitated	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>The subdivision is to provide for;</p> <ul style="list-style-type: none"> <li>(a) a site for public services and utilities; or</li> <li>(b) a public open space</li> </ul>		<p><b>P1</b></p> <p>All subdivision applications must demonstrate:</p> <ul style="list-style-type: none"> <li>(a) there will be minimal impact on the natural vegetation and visual amenity of the Zone;</li> <li>(b) each lot must have a minimum frontage of 3.6m; and</li> <li>(c) that based on a 1 in 100 year event, natural drainage paths and significant stormwater catchment areas are protected from inappropriate development. This relates to development within drainage lines which may impede, restrict or adversely affect natural drainage flows.</li> </ul>

### CLA-P1.7.2 Ways and public open space

Objective:	<p>To ensure that the arrangement of ways and public open space provides for all of the following:</p> <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of pedestrian and cycling traffic.</li> </ul>
------------	--

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</li> <li>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</li> <li>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</li> <li>(d) accessibility to local shops, community facilities, public open space and public transport routes is provided;</li> <li>(e) new ways are designed to provide opportunity for passive surveillance from neighbouring land and public roads;</li> <li>(f) provides for a legible movement network;</li> <li>(g) the route of new ways accords with any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</li> <li>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy</li> </ul>

## CLA-P2.0 Particular Purpose Zone – Kangaroo Bay

### CLA-P2.0 Particular Purpose Zone – Kangaroo Bay

#### CLA-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Kangaroo Bay is:

- CLA-P2.1.1 To create a focal point for the City by providing an integrated range of tourism, recreational, commercial and residential uses and developments.
- CLA-P2.1.2 To promote appropriate development for the Bellerive Village and Kangaroo Bay foreshore area that embraces the unique and high-profile nature of the area while being responsive to the area's constraints and physical context.
- CLA-P2.1.3 To improve access, traffic circulation and pedestrian movement in the area.
- CLA-P2.1.4 To articulate a clear set of development controls for the area consistent with the strategic context.
- CLA-P2.1.5 To implement the Kangaroo Bay Local Area Objectives.

#### CLA-P2.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
A: Village	Incorporating the Bellerive Village and boardwalk on the northern side of Cambridge Road as shown in Figure P2.1.	<ul style="list-style-type: none"><li>(a) Active frontages to be developed along the boardwalk and Cambridge Road.</li><li>(b) Outdoor spaces being integrated and well connected with adjacent spaces and roads to allow for visual and physical permeability.</li><li>(c) Signage being integrated into the design of buildings and relating only to business located on the site or to local public events held in area.</li><li>(d) Development of, or contributions to, public art and artistic activity to focus interest in the public spaces.</li><li>(e) Minimisation of private car parking within the Village</li></ul>
B: Marina	Incorporating the Bellerive Yacht Club, slipway and carpark as shown in Figure P2.1.	<ul style="list-style-type: none"><li>(a) A consistent thematic approach, related to the waterside location and maritime activities, being reflected in the colours and materials of the built and spatial form.</li><li>(b) The development along Cambridge Road to provide a defined edge to the street at a consistent scale, offering glimpses of the bay, and beyond, through corridors and laneways between buildings when viewed from Cambridge Road.</li><li>(c) Signage being integrated into the design of buildings and relating only to business located on the site or to local public events held in area.</li></ul>
C: Wharf	Incorporating the projecting old ferry terminal and surrounds as shown in Figure P2.1.	<ul style="list-style-type: none"><li>(a) A consistent thematic approach, related to the waterside location and maritime activities, being reflected in the colours and materials of the built and spatial form.</li><li>(b) Active frontages to be developed along the boardwalk and Kangaroo Bay Drive.</li><li>(c) Outdoor spaces being integrated and well connected with adjacent spaces and roads to allow for visual and physical permeability.</li><li>(d) The development along Cambridge Road to provide</li></ul>

		<p>a defined edge to the street at a consistent scale, offering glimpses of the bay, and beyond, through corridors and laneways between buildings when viewed from Cambridge Road.</p> <p>(e) Signage being integrated into the design of buildings and relating only to business located on the site or to local public events held in area.</p> <p>(f) The redevelopment of the old ferry terminal providing an important destination and built form focus, with public access and activity spaces around the building.</p> <p>(g) Development of, or contributions to, public art and artistic activity to focus interest in the public spaces.</p> <p>(h) Any private car parking being integrated with the built form, primarily to the rear of developments.</p> <p>(i) The inclusion of vehicular access from the Marina to Kangaroo Bay Drive.</p> <p>(j) The provision of a ferry transport node, boat lay-by, new berths and refuelling options in the Wharf.</p>
D: Boulevard	Incorporating the new Kangaroo Bay Drive and intended commercial area to the east as shown in Figure P2.1.	<p>(a) A consistent thematic approach, related to the waterside location and maritime activities, being reflected in the colours and materials of the built and spatial form.</p> <p>(b) Development forecourts along Kangaroo Bay Drive being integrated with the activities of the buildings.</p> <p>(c) Outdoor spaces being integrated and well connected with adjacent spaces and roads to allow for visual and physical permeability.</p> <p>(d) The provision of passive surveillance of the public space within and adjacent to the Boulevard through residential occupancy located above compatible commercial uses at street level.</p> <p>(e) The proposed development footprint along Kangaroo Bay Drive to provide a defined edge to the new street at a scale complementary with the escarpment, offering glimpses of the bay, and beyond, through corridors between buildings when viewed from Cambridge Road.</p> <p>(f) Any private car parking being integrated with the built form, primarily to the rear of developments.</p>

#### CLA-P2.3 Definition of Terms

CLA-P2.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Public Art	means any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
Public Art Works	<p>includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(a) <i>Functional</i>: seating, lighting, bollards or similar</p> <p>(b) <i>Decorative</i>: for example incorporated imagery or sculpture in a structure such as paving</p> <p>(c) <i>Iconic</i>: stand alone sculptural works</p>



	<p>(d) <i>Integrated</i>: fully incorporated within the design such as floor or window design</p> <p>(e) <i>Site specific</i>: specifically for and responsive to a particular site, thematically or through use of scale or materials</p> <p>(f) <i>Interpretive</i>: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works</p> <p>(g) <i>Temporary/Ephemeral</i>: the work is not intended to be permanent – could be part of a performance, event or garden/natural area</p> <p>(h) <i>Commemorative/celebratory</i>: Acknowledging or recalling an event, activity or person important to the local community - temporary or permanent</p>
--	--

## CLA-P2.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Food Services	If: (a) for a restaurant; and (b) located in the Village*.
General Retail and Hire	If: (a) located in the Village*; or (b) for a local shop, shop or market.
Vehicle Parking	If: (a) located in the Village*; and (b) on land owned or managed by a public authority.
<b>Discretionary</b>	
Bulky Goods Sales	If: (a) located within the Wharf* or the Marina*; (b) restricted to boat sales or hire office; and (b) not including outdoor land-based sales yard.
Business and Professional Services	If: (a) located within the Boulevard* or the Village*; and (b) primarily located on the street level frontage and for predominately tourism related or service maritime activities if located in the Boulevard*.
Community Meeting and Entertainment	
Educational and Occasional Care	If located in the Village* or Wharf*.
Food Services	If: (a) not a takeaway food shop located in the Marina* or Wharf* or not

	including a drive-through facility; and (b) not listed as Permitted.
General Retail and Hire	If: (a) not located in the Marina*; (b) predominately tourism related or servicing maritime activities; (c) not including a drive-through facility; and (d) not listed as Permitted.
Hotel Industry	If: (a) not located in the Marina*; or (b) not including a drive-through facility.
Manufacturing and Processing	If: (a) located in the Marina*; and (b) predominately supporting maritime activities.
Pleasure Boat Facility	
Port and Shipping	If restricted to a wharf or passenger terminal.
Research and Development	
Residential	If: (a) located in the Village*, Boulevard* and if predominantly located above all street level frontages; or (b) on lots described by CT 110437/1, 110437/2 or 108454/1 (at the date of scheme approval).
Service Industry	If: (a) predominately to support marine activities; and (b) not including servicing or maintenance of marine engines or outboard motors.
Sports and Recreation	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	If: (a) not located in the Marina*; or (b) not listed as Permitted.
Visitor Accommodation	If located in the Wharf* then must be predominantly above the ground floor (excluding elements associated with access and carparking).
<b>Prohibited</b>	
All other uses	

**Footnotes**

\* Area as shown in Figure P2.1

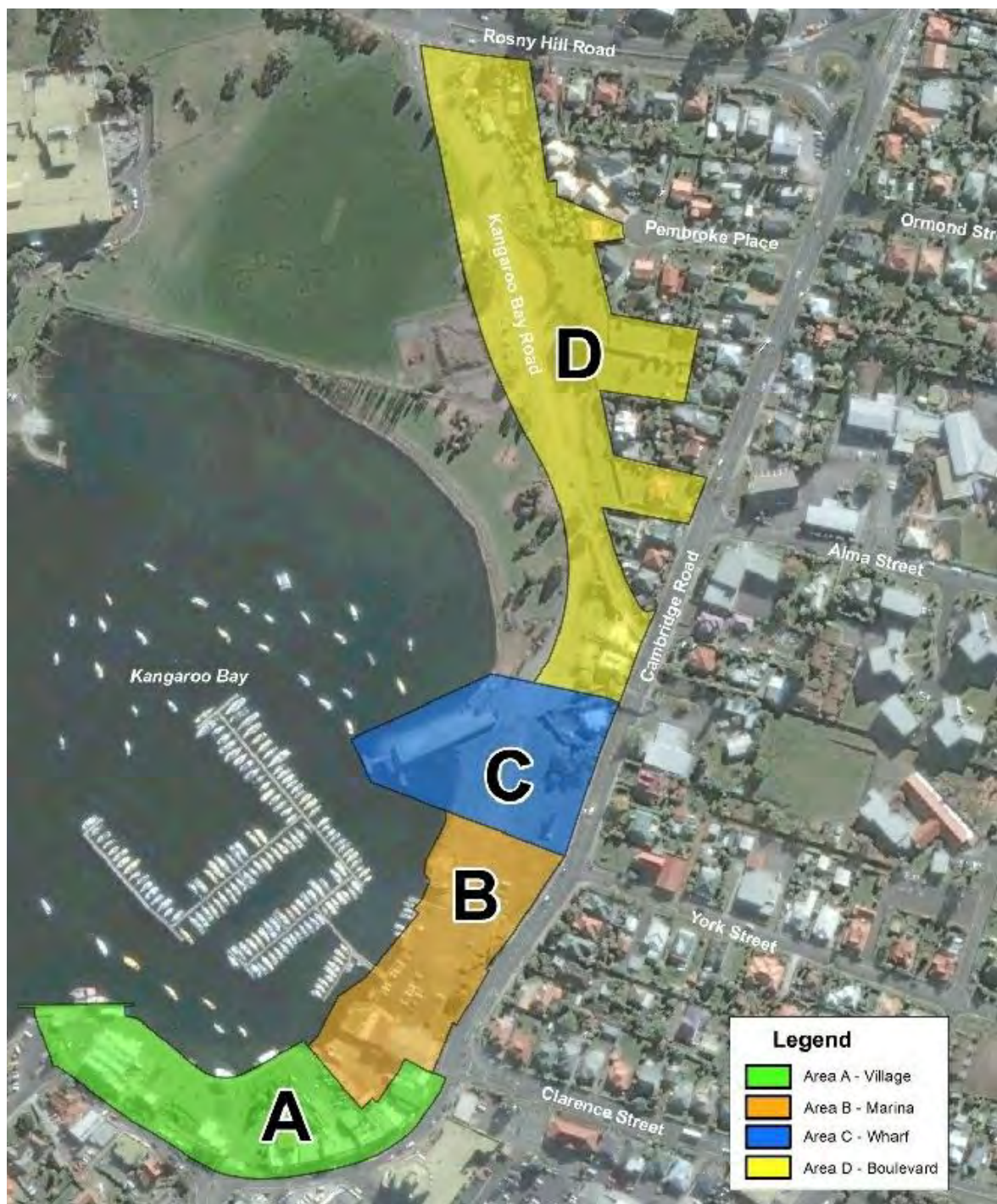


Figure P2.1 Kangaroo Bay Local Areas

## CLA-P2.5 Use Standards

CLA-P2.5.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of the General Residential Zone or Inner Residential Zone, must be within the hours of: <ul style="list-style-type: none"> <li>(a) 7.00am to 9.00pm Monday to Saturday; and</li> <li>(b) 8.00am to 9.00pm Sunday and public holidays.</li> </ul>		<b>P1</b> Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of the General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movements; and</li> <li>(b) noise, lighting or other emissions.</li> </ul>
<b>A2</b> External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: <ul style="list-style-type: none"> <li>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</li> <li>(b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property in those zones.</li> </ul>		<b>P2</b> External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: <ul style="list-style-type: none"> <li>(a) the level of illumination and duration of lighting; and</li> <li>(b) the distance to habitable rooms of an adjacent dwelling.</li> </ul>
<b>A3</b> Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: <ul style="list-style-type: none"> <li>(a) 7.00am to 9.00pm Monday to Saturday; and</li> <li>(b) 8.00am to 9.00pm Sunday and public holidays.</li> </ul>		<b>P3</b> Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> <li>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</li> <li>(e) any noise mitigation measures between the vehicle movement areas and the residential</li> </ul>

	zone; and (f) potential conflicts with other traffic.
--	--

#### CLA-P2.5.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.	
Acceptable Solutions		Performance Criteria
<b>A1</b> The use is for a Single Dwelling on lots described by CT 110437/1, 110437/2 or 108454/1 (at the date of scheme approval).		<b>P1</b> A use listed as Discretionary must: <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and</li> <li>(b) be of an intensity that respects the character of the area.</li> </ul>
<b>A2</b> A residential use on lots described by CT 110437/1, 110437/2 or 108454/1 (at the date of scheme approval).		<b>P2</b> A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the need to encourage activity at pedestrian levels;</li> <li>(c) the size and scale of the proposed use;</li> <li>(d) the functions of the activity centre and the surrounding activity centres;</li> <li>(e) the extent that the proposed use impacts on other activity centres; and</li> <li>(f) Any Local Area Objectives.</li> </ul>

### CLA-P2.6 Development Standards for Buildings and Works

#### CLA-P2.6.1 Building height

Objective:	That the scale of the development is appropriate for the context of the development and the buildings define the public spaces and streets.	
Acceptable Solutions		Performance Criteria
<b>A1</b> <ul style="list-style-type: none"> <li>(a) The development complies with a three-dimensional building envelope described within an approved plan of subdivision; or</li> <li>(b) Buildings are not to exceed two storeys in height at the frontage to a public road.</li> </ul>		<b>P1</b> <ul style="list-style-type: none"> <li>(a) The height of buildings are to be consistent with the Local Area Objectives;</li> <li>(b) The height of buildings within the Village area are to be generally consistent with the surrounding development;</li> </ul>

	<p>(c) The height of buildings within the Boulevard area should generally not exceed 3 storeys above the escarpment at that location; and</p> <p>(d) Increased height of buildings in the Marina and Wharf areas may be considered where the development incorporates a scale and architectural response that is cognisant of its location and visual importance in the Bay and surrounds.</p>
--	--

#### CLA-P2.6.2 Setbacks

Objective:	<p>That building setback and the location of buildings:</p> <p>(a) allow for visual permeability and opportunities for activities integrated with public spaces; and</p> <p>(b) minimises opportunities for crime and anti-social behaviour through setback of buildings.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The development complies with a three-dimensional building envelope described within an approved plan of subdivision.</p>	<p><b>P1</b></p> <p>Buildings 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:</p> <p>(a) providing small variations in building alignment to break up long façades;</p> <p>(b) Setbacks between buildings are sufficient to allow for view corridors through and beyond the area;</p> <p>(c) providing variations in building alignment along the boardwalk and Kangaroo bay Drive appropriate to provide a forecourt or space for activities, such as outdoor dining or landscaping;</p> <p>(d) the avoidance of concealment spaces;</p> <p>(e) the ability to achieve passive surveillance; and</p> <p>(f) the availability of lighting.</p>
<p><b>A2</b></p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.<sup>2</sup></p>	<p><b>P2</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:</p> <p>(a) the characteristics and frequency of emissions generated;</p> <p>(b) the nature of the proposed use;</p>



	<p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any proposed mitigation measures.</p>
--	---

CLA-P2.6.3 Design

Objective:	<p>That design:</p> <p>(a) Ensures building façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape; and</p> <p>(b) Ensures the built and spatial forms are of a high quality and responds to the context of the area.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>New buildings must be designed to satisfy all of the following:</p> <p>(a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;</p> <p>(b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof;</p> <p>(c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and</p> <p>(d) provide external lighting to illuminate external vehicle parking areas and pathways.</p>	<p><b>P1</b></p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places;</p> <p>(b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and</p> <p>(c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.</p>
<p><b>A2</b></p> <p>The development is for minor additions and/or alterations to an existing building.</p>	<p><b>P2</b></p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) the openness and clarity of connections between public spaces and private spaces;</p> <p>(b) how development forecourts are to be interconnected to provide for easy and legible movement between each other;</p> <p>(c) how the main accesses to the building are legible in the wider streetscape;</p> <p>(d) how the building presents an active frontage to the street or pedestrian areas; and</p> <p>(e) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other</p>

	alternatives are not practical.
--	---------------------------------

#### CLA-P2.6.4 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.		<b>P1</b> Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

#### CLA-P2.6.5 Dwellings

Objective:	To provide adequate and useable private open space and storage for the needs of residents.	
Acceptable Solutions		Performance Criteria
<b>A1</b> A dwelling must have private open space that is not less than 8m <sup>2</sup> with a minimum dimension of not less than 1.5m.		<b>P1</b> A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.
<b>A2</b> Each dwelling must be provided with a dedicated and secure storage space of no less than 6m <sup>3</sup> .		<b>P2</b> Each dwelling must be provided with adequate storage space.

#### CLA-P2.6.6 Public art

Objective:	To ensure that public art can contribute to: <ul style="list-style-type: none"> <li>(a) improving legibility of the streetscape and making it's buildings more identifiable.</li> <li>(b) enhancing a sense of place through public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</li> <li>(c) improving interpretation of the cultural, environmental and built values.</li> <li>(d) improving visual amenity by use of public art to screen unattractive views and improve the appearance of places.</li> <li>(e) improving the functionality of the public domain through the use of public art to provide appropriate street furniture and amenities.</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b> Developments with development costs over \$1M must provide a contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land within the precinct containing the development site.		<b>P1</b> Developments with development costs over \$1M must provide public art works valued at a ratio of at least 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be provided in a form and location agreed to by Council, having regard to: <ul style="list-style-type: none"> <li>(a) the Public Arts Policy 2013</li> <li>(b) the proximity of the development site to a suitable location for public art, so that the</li> </ul>



	development may receive some benefit from the work.
--	---

## CLA-P2.7 Development Standards for Subdivision

### CLA-P2.7.1 Lot Design

Objective:	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 200m<sup>2</sup>;</li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any title restrictions that would limit or restrict the development of a commercial building</li> <li>(b) the relevant requirements for development of buildings on the lot;</li> <li>(c) existing buildings and the location of intended buildings on the lot;</li> <li>(d) the topography of the site; and</li> <li>(e) the pattern of development existing on established properties in the area.</li> </ul>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and useability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site;</li> <li>(f) the ability for emergency services to access the site; and</li> <li>(g) the pattern of development existing on established properties in the area.</li> </ul>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision,</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision,</p>

must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<p>must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians; and</li> <li>(d) the pattern of development existing on established properties in the area.</li> </ul>
--	--

CLA-P2.7.2 Services

Objective:	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p><b>P1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> </ul>

	<p>(e) any area of the site covered by impervious surfaces; and</p> <p>(f) any watercourse on the land.</p>
--	---

## CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct

### CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct

#### CLA-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Cambridge Commercial Precinct is:

- CLA-P3.1.1 To ensure that the Precinct is the principal retail and commercial centre in southern Tasmania specialising in bulky goods, campus style offices and out of centre activities.
- CLA-P3.1.2 To ensure that the Precinct is developed in response to its landscape setting so that both its aesthetic and business images enhance and promote the gateway to the City and are appropriate to the immediate setting and the surrounding locality.

#### CLA-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
CLA-P3.2.1	The Area is all the land within the Zone boundary shown on the zoning map.	<p>(a) To provide for bulky goods sales, direct factory outlet centres and campus style offices as its core uses, with other premises providing for associated businesses or business with similar locational needs.</p> <p>(b) To provide for a range of uses that capitalise on the unique location with its highly visible profile, access to transport linkages, passing traffic and accessibility for customers.</p> <p>(c) To ensure that the margins of the area continue to be defined by the landscape setting and its differing uses in order to retain its bounded character.</p> <p>(d) To ensure the built character, especially that facing Tasman Highway will contribute to an attractive gateway to the City, using architectural treatments, landscaping and site layout. Building forms will be</p>

		influenced by the immediate streetscape and also by valley setting and its backdrop of forested and rural hills.
--	--	--

### CLA-P3.3 Definition of Terms

CLA-P3.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Direct Factory Outlet	means land used for specialised retail purposes that: <ul style="list-style-type: none"> <li>(a) requires a large floor area;</li> <li>(b) contains retail premises of various floor spaces, typically selling single brand, surplus, out of season, seconds, sample or discontinued stock at discounted prices;</li> <li>(c) may contain associated amenities such as a food court; and</li> <li>(d) has a retail catchment exceeding the local area.</li> </ul>
Campus Style Office Complex	Means land used as professional offices with minimum of 5,000m <sup>2</sup> per tenancy.

### CLA-P3.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit.
Natural and cultural values management	
Passive recreation	
Utilities	If for minor utilities.

<b>Permitted</b>	
Bulky Goods Sales	If for showrooms for furniture, electrical goods and floor coverings; or sporting equipment.
Business and Professional Services	If for Campus Style Office Complex.
Direct Factory Outlet	
Emergency services	
General retail and hire	If a Direct Factory Outlet.
Food services	
Utilities	If not no permit required.
<b>Discretionary</b>	
Bulky Goods Sales	If not permitted.
Community Meeting and Entertainment	
Educational and Occasional Care	
Equipment and Machinery Sales and Hire	If not abutting Tasman Highway.
General Retail and Hire	If gross floor area per tenement is greater than 200m <sup>2</sup> .
Resource Processing	If for food and beverage production and includes tasting and tours.
Service Industry	If associated with goods and services provided elsewhere within this Zone.
Sports and Recreation	
Storage	
Transport Depot and Distribution	
Vehicle Fuel Sales and Service	
Vehicle Parking	If for public park and ride facility; and If not fronting Tasman Highway.
Visitor Accommodation	If a motel.
<b>Prohibited</b>	
All other uses	

## CLA-P3.5 Use Standards

### CLA-P3. 5.1 External Lighting

Objective:	To ensure that uses do not cause unreasonable impacts on the amenity of the surrounding Rural Living area; on road safety; and on airport operations.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>External lighting must:</p> <ul style="list-style-type: none"> <li>(a) be aligned or baffled to ensure it does not cause direct emission of light onto a carriageway, or impact on the operation of an airport.</li> <li>(b) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</li> <li>(c) if for security lighting, must be baffled so that direct light does not extend beyond the boundaries of the site.</li> </ul>	<p><b>P2</b></p> <p>External lighting must not cause unreasonable impacts on the amenity to the surrounding Rural Living area; on road safety; and on airport operations having regard to:</p> <ul style="list-style-type: none"> <li>(a) the level of illumination and duration of lighting;</li> <li>(b) the findings of any expert report concerning traffic safety;</li> <li>(c) the views of the airport operator; and</li> <li>(d) the distance to a dwelling.</li> </ul>

### CLA-P3.5.2 Discretionary use

	To ensure that uses do not cause unreasonable impacts on the amenity of the surrounding Rural Living area; on road safety; and to ensure the Objectives of the zone are met.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>A use must be at a scale or operationally laid out to ensure that does not detract from the primary purpose of the zone to provide for bulky goods sales, direct factory outlet centres and campus style offices as its core uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and scale of the use;</li> <li>(b) the hours of operation;</li> <li>(c) the emissions generated by the use;</li> <li>(d) the type and intensity of traffic generated by the use;</li> <li>(e) the impact on the character of the land within the zone and the surrounding area; and</li> <li>(f) the appearance and functioning of nearby bulky goods sales, direct factory outlet centres and campus style offices.</li> </ul>



## CLA-P3.6 Development Standards for Buildings and Works

### CLA-P3.6.1 Height

Objective:	That building height: (a) is compatible with the streetscape; and (b) enhances the gateway entrance to Hobart.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Building height must be no more than 15m		<b>P1</b>  Building height must be compatible with the streetscape and having regard to:  (a) the scale of nearby buildings;  (b) the potential to avoid unreasonably overshadowing adjacent public space;  (c) the provision of a transition in height between adjoining buildings, where appropriate;  (d) the impact on overshadowing of required landscaped areas on any adjoining property;  (e) the proportion of the total building area that exceeds 15m in height is reasonably offset by factors such as the location of the particular part of the building above 15m in height; the setback to property boundaries; the topography; the comparable nature of nearby buildings; the architectural merit of the building, including whether the form of construction, cladding materials and articulation of the building offset or justify the variation to height; and  (f) the Local Area Objectives for the precinct.

### CLA-P3.6.2 Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; (b) ensures appropriate space between buildings on adjoining properties for sufficient
------------	---

	landscaping to enhance site appearance; and (c) enhances the gateway entrance to Hobart.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building setback from frontage must be generally parallel to the frontage and must be no less than:</p> <p>(a) 20 m, if abutting Tasman Highway.</p> <p>(b) 10 m, if abutting any other street.</p>	<p><b>P1</b></p> <p>A Building may be setback no less than 10m from the Tasman Highway or no less than 6m to any other street having regard to:</p> <p>(a) the compatibility of the setback with adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(b) the characteristics of the site, adjoining lots and the streetscape;</p> <p>(c) the parking layout;</p> <p>(d) the need to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping and help to attenuate site impacts, taking into account:</p> <ul style="list-style-type: none"> <li>i. the site's area and dimensions and the proportion of the intrusion;</li> <li>ii. compatibility with buildings on adjacent lots in the streetscape;</li> <li>iii. whether the site is on a corner and whether the discretion relates to only one frontage;</li> <li>iv. whether the intrusion is for a minor component of the building that enhances the appearance of the site; and</li> <li>v. the adequacy of land retained for landscaping to enhance the appearance of the site and for appropriate vehicular access; and</li> </ul>

	(e) the Local Area Objectives for the area.
<b>A2</b> A building must be setback no less than 3m to side and rear boundaries.	<b>P2</b> A building must be set back sufficiently from a side or rear boundary frontage to enhance the streetscape, provide adequate space for vehicle access, parking, maintenance access and landscaping and help to attenuate site impacts, taking into account having regard to: <ul style="list-style-type: none"> <li>(a) the site's area and dimensions and the proportionate intrusion;</li> <li>(b) compatibility with buildings on adjacent lots in the streetscape;</li> <li>(c) compatibility with setback on the adjoining lot and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area;</li> <li>(d) the setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and</li> <li>(e) whether the height and length of the discretion detrimentally impacts on the amenity of the adjoining lot including unreasonable overshadowing of any required landscaped strips.</li> </ul>

CLA-P3.6.3 Design

Objective:	To ensure that building design: <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape and does not unreasonably compromise the amenity of the overlooking areas; and</li> <li>(b) enhances the gateway entrance to Hobart.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Building design must:	<b>P1</b> An application for development must be accompanied

<p>(a) provide windows and door openings at ground floor level;</p> <p>(b) walls facing a road or any internal car park must contain a minimum 70 percent glazing.</p> <p>(c) walls are clad in muted colours;</p> <p>(d) no security shutters or grilles over windows or doors on a façade facing the frontage or other public places;</p> <p>(e) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be or screened from view from the street and other public spaces;</p> <p>(f) roof-top mechanical plant and service infrastructure, must be contained within the roof or screened from the street, from overlooking from surrounding areas and other public spaces;</p> <p>(g) new buildings and additions must be obscured by existing buildings so that no part of the proposed building could be seen from the Tasman Highway or Kennedy Drive road reserves; and</p> <p>(h) provide external lighting to illuminate external vehicle parking areas and pathways.</p>	<p>by an urban design context report containing a context statement and a site analysis plan. The context statement must be prepared by a suitably qualified person and must explain how the proposal has been prepared and how it has responded to the site analysis, in order to meet any Local Area Objectives. The design must enhance the appearance of the site and the streetscape having regard to:</p> <p>(a) making a positive contribution to the character of the area, by promoting an attractive image, especially for building elements that face the Tasman Highway.</p> <p>(b) the need for buildings to:</p> <p>(i) use external cladding with suitable tone, texture, materials, relief and fenestration;</p> <p>(ii) not present blank facades to the street or to customer car parking areas;</p> <p>(iii) ensure walls fronting the Tasman Highway and any internal car park contain sufficient glazing, to ensure the premises interacts positively with the pedestrian environment and enhances the gateway to the City;</p> <p>(c) whether ancillary shops, offices, cafes or other facilities are integrated with the design of buildings containing the principal use;</p> <p>(d) the minimisation of visual intrusiveness of roof-top service infrastructure, including service plants and lift structures by integrating them into the building design;</p> <p>(e) whether the convenience, comfort and safety of pedestrians requires the design to consider wind protection; and</p> <p>(f) any Local Area Objectives for the precinct.</p>
--	--

CLA-P3.6.4 Passive Surveillance

Objective:	That building and site design provides for the safety of the public
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>

<p>Building design must provide for:</p> <ul style="list-style-type: none"> <li>(a) the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</li> <li>(b) walls facing a road or any internal car park with windows and door openings at ground floor level which amount to no less than 40% of the surface area of the ground floor level facades;</li> <li>(c) no concealed alcoves near public spaces; and</li> <li>(d) external lighting to illuminate car parking areas and pathways.</li> </ul>	<p>Building design must provide for passive surveillance of public spaces having regard to:</p> <ul style="list-style-type: none"> <li>(a) providing the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</li> <li>(b) locating windows to adequately overlook the street and adjoining public spaces;</li> <li>(c) incorporating shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</li> <li>(d) locating external lighting to illuminate any entrapment spaces around the building site;</li> <li>(e) providing external lighting to illuminate car parking areas and pathways;</li> <li>(f) the need for public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; and</li> <li>(g) the need to provide for sight lines to other buildings and public spaces.</li> </ul>
---	--

CLA-P3.6.5 Landscaping

Objective:	<p>That a well planned landscaping treatment enhances:</p> <ul style="list-style-type: none"> <li>(a) the appearance of the site and the streetscape; and</li> <li>(b) the role of the Tasman Highway as an attractive gateway to Hobart.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings, whether free standing or extensions to an existing building, cannot be viewed from a public street.</p>	<p><b>P1</b></p> <p>Landscaping must enhance the appearance of the site and the streetscape having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance and amenity of the development,</li> </ul>

	<p>including any public car parking area;</p> <p>(b) the need to recognise the importance of the appearance of Tasman Highway as the gateway to the City, by providing landscaped buffers to enhance buildings and sites abutting the Highway;</p> <p>(c) the ability to provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(d) using landscaping to soften the visual impact of buildings by breaking up building mass and enhancing architectural elements;</p> <p>(e) the area within 10m of a boundary abutting the Tasman Highway, or 6m to any other road, excluding site entry or exit access, must be landscaped; and</p> <p>(f) the Local Area Objectives for the precinct.</p>
--	---

CLA-P3.6.6 Outdoor Storage and Display

Objective:	Outdoor storage and display areas must not detract from the appearance of the site or the streetscape, especially the Tasman Highway.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Outdoor storage areas, excluding for the display of goods for sale, must:</p> <p>(a) be located behind the façade of the building; and</p> <p>(b) have all stored goods and materials screened from public view.</p>	<p><b>P1</b></p> <p>Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity to the area.</p>

CLA-P3.6.7 Fencing

Objective:	Fencing must not have an unreasonable adverse impact upon the amenity of the streetscape.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Fencing must comply with all of the following:</p>	<p><b>P1</b></p> <p>Fencing must not have an unreasonable adverse</p>

<p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 10 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p>	<p>impact upon the amenity of the streetscape or the appearance of Tasman Highway as the gateway to the City, by having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality; and</p> <p>(h) any Local Area Objectives for the precinct.</p>
---	--

## CLA-P3.7 Development Standards for Subdivision

### CLA-P3.7.1 Lot design

Objective:	To provide for lots with appropriate area, dimensions, services, roads and access in order to accommodate development consistent with the Zone Purpose and the Local Area Objectives	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>The size of each lot must be no less than 2,000m<sup>2</sup>. except if for public open space, or utilities.</p>		<p><b>P1</b></p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose and the ability to accommodate adequate building, landscaping, car parking, loading and access space.</p>
<p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <p>(a) clear of the frontage, side and rear boundary</p>		<p><b>P2</b></p> <p>The design of each lot must contain a suitable building area able to accommodate use and development reasonably anticipated by the zone.</p>

<p>setbacks;</p> <p>(b) clear of easements;</p> <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building; and</p> <p>(d) is a minimum of 20 m x 30 m in size.</p>	
<p><b>A3</b></p> <p>The frontage for each lot must be no less than 25m</p>	<p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose and Local Area Objectives and no less than 10m</p>
<p><b>A4</b></p> <p>No roads will be created.</p>	<p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <p>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</p> <p>(b) accords with any relevant road network plan adopted by the Planning Authority;</p> <p>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; and</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</p>
<p><b>A5</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>	<p><b>P5</b></p> <p>No Performance Criteria.</p>



<p><b>A6</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy</p>	<p><b>P6</b></p> <p>No Performance Criteria</p>
--	---

## 10.4 Clarence LPS SAP's

### CLA-S1.0 Clarence Heights Specific Area Plan

## CLA-S1.0 Clarence Heights Specific Area Plan

### CLA-S1.1 Plan Purpose

The purpose of the Clarence Heights Specific Area Plan is:

- CLA-S1.1.1 To establish a framework for graduated development and land use within the Clarence Heights Planning Area, development is to grade from urban development on lower slopes close to the existing suburb of Clarendon Vale to conserved bushland on elevated areas to the north and west of the Clarence Heights area.
- CLA-S1.1.2 To facilitate development and land use consistent with conservation of natural systems and landscape values of the Clarence Heights Planning Area and Clarence Plains Rivulet and catchment.
- CLA-S1.1.3 To provide effective physical, circulation and usage links between development in the Clarence Heights planning area and Clarendon Vale, the City of Clarence suburbs and Greater Hobart.
- CLA-S1.1.4 To facilitate development undertaken in accordance with best practice for efficient use of resources and infrastructure, provision of housing, provision of recreation opportunities, pedestrian friendly environments, crime minimisation principles and fire hazard minimisation.
- CLA-S1.1.5 To guide aspects of development and land management including:
- (a) provision of infrastructure.
  - (b) requirements for conservation of natural values, landscape values and amenity.
  - (c) occupation of lots.
- CLA-S1.1.6 To implement the Clarence Heights Master Plan (Figure CLA-S1.9.3) and recognise the roles and Local Area Objectives of each the precincts identified in Figure CLA-S1.9.2.

### CLA-S1.2 Application of this Plan

- CLA-S1.2.1 The specific area plan applies to the area of land designated as Clarence Heights Specific Area Plan on the overlay maps [and in Figure CLA-S1.9.1].

### CLA-S1.3 Local Area Objectives

- CLA-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S1.3.1	Urban Precinct as shown on Figure CLA-S1.9.2	To provide for residential use and development.
CLA-S1.3.2	Transition Precinct as shown on Figure CLA-S1.9.2	To provide for appropriately scaled residential use and development within a transition landscape setting between the urban areas adjacent to

		Clarendon Vale and the bushland Skyline Precinct above.
CLA-S1.3.3	Skyline Precinct as shown on Figure CLA-S1.9.2	To provide for the development of private conservation lots and the preservation of natural values.
CLA-S1.3.4	Open Space Precinct as shown on Figure CLA-S1.9.2	To provide for recreation opportunities, landscape amenity and infrastructure.

## CLA-S1.4 Definition of Terms

CLA-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Skyline Precincts	means both the Skyline North sub-precinct and the Skyline East sub-precinct shown on Figure CLA-S1.9.2.

## CLA-S1.5 Use Table

This sub-clause is not used in this Specific Area Plan.

## CLA-S1.6 Use Standards

CLA-S1.6.1 Precincts

Objective:	To protect natural values in the Skyline Precincts.	
Acceptable Solutions		Performance Criteria
<b>A1</b> (a) A use located other than the Skyline Precincts. (b) In the Skyline Precinct - Skyline North sub-precinct, use primarily for or associated with conservation management and protection of biodiversity values. (c) In the Skyline Precinct - Skyline East sub-precinct, land to be used as private conservation reserves above residences within the same lot, but located within the Transition Precinct.		<b>P1</b> (a) In the Skyline Precinct - Skyline North sub-precinct, use must be a single contained development having regard to the natural values in the precinct. (b) In the Skyline Precinct - Skyline East sub-precinct, there is no Performance Criteria.

## CLA-S1.7 Development Standards for Buildings and Works

#### CLA-S1.7.1 Visual Impact

Objective:	To limit visual impact of development.	
Acceptable Solutions		Performance Criteria
<b>A1</b> In the Transition Precinct and Skyline Precinct - Skyline East sub-precinct: <ul style="list-style-type: none"> <li>(a) All external surfaces of buildings, structures, paving and retaining walls must be must be coloured using colours with a light reflectance value not greater than 40 percent.</li> <li>(b) With the exception of access, and bushfire management, all clearing works and building construction is to be contained within the identified building envelope.</li> </ul>		<b>P1</b> No Performance Criteria
<b>A2</b> In the Skyline Precinct - Skyline North sub-precinct, the footprint of any development and/or disturbance (including areas of land management and fire hazard abatement and excluding any entry road) is to be less than 4ha.		<b>P2</b> No Performance Criteria

#### CLA-S1.7.2 Natural Values

Objective:	To protect natural values in the Skyline & Open Space Precincts.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Development is not located within the Open Space Precincts, Rock Plate Conservation Areas and Community Facility areas (Figure CLA-S1.9.3).		<b>P1</b> Development of Open Space Precincts is to be for the purposes of providing recreation opportunities, landscape amenity and infrastructure having regard for nature conservation. In particular: <ul style="list-style-type: none"> <li>(a) Conservation open space - Blue Gum Conservation Areas: <ul style="list-style-type: none"> <li>(i) The Blue Gum Conservation Area requires management which is consistent with the maintenance and enhancement of biodiversity conservation values.</li> <li>(ii) The Blue Gum Conservation Area requires management which is consistent with the maintenance and enhancement of biodiversity</li> </ul> </li> </ul>

	<p>conservation values</p> <p>(iii) The viability of the blue gum forest is to be a priority. Limited active recreation may not be incompatible with this intent.</p> <p>(b) Rock Plate Conservation Areas:</p> <p>(i) Rock plates are rare and localized biological communities requiring conservation. They provide habitat for a range of distinct flora including rare and threatened species.</p> <p>(ii) The Rock Plate Areas at the entry to Clarence Heights are located as a potential open space suitable for community uses compatible with conservation of the values of the rock plates.</p> <p>(iii) Any development must be compatible with retention of the rock plate flora. Any application for planning or building approval is to be accompanied by a plan identifying the exact extent of the rock plate area located by a land surveyor and identified in consultation with a qualified botanist.</p> <p>(c) Parkways along the larger watercourses of the Clarence Plains Rivulet water attachment would provide park system linkages along existing watercourses, which contribute to the general pedestrian circulation and which will also be used to collect stormwater to be held for short periods.</p> <p>(d) Community Facility Areas:</p> <p>(i) The development of Community Facility areas should be located on flat topography close to the entry roads into the Clarence Heights Planning Area.</p> <p>(ii) These areas are to be developed consistent with community open space requirements not fulfilled by other open space areas including provision of a sport field and play areas.</p>
<p><b>A2</b></p> <p>Development is not located within the Skyline Precincts.</p>	<p><b>P2</b></p> <p>All Development in the Skyline Precinct consistent with any Conservation Plan attached to the lot by way of a covenant with the Crown under the Nature Conservation Act 2000, or by an agreement pursuant to Section 71 of the Land Use Planning &amp; Approvals Act 1993.</p>

<b>A3</b> In the Skyline Precinct - Skyline East sub precinct, no residential building or other structure may be constructed.	<b>P3</b> No Performance Criteria.
--	---------------------------------------

## CLA-S1.8 Development Standards for Subdivision

### CLA-S1.8.1 Lot size and configuration

Objective:	To implement the Clarence Heights Master Plan and recognise the role each of each the identified precincts.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Minimum lot size in the Transition Precinct: 750m <sup>2</sup> .	<b>P1</b> No Performance Criteria.	
<b>A2</b> In the Skyline Precincts, lots are to be of a size and dimension shown on the Master Plan shown at Figure CLA-S1.9.3.	<b>P2</b> Lots in the Skyline Precincts are to be generally consistent with the size and dimension as shown on the 'Clarence Heights – Master Plan' (shown at Figure CLA-S1.9.3).	

### CLA-S1.8.2 Scenic and Urban Character Amenity

Objective:	That Clarendon Vale together with Clarence Heights appears as a contained settlement set below the wooded slopes of the Meehan Range.	
Acceptable Solutions		Performance Criteria
<b>A1</b> The subdivision does not involve the construction of new roads.	<b>P1</b> Roads must be designed and landscaped to reduce visual impact. In particular; <ul style="list-style-type: none"> <li>(a) Roads are to be located primarily across contours and Landscape plans must show details of trees to be retained and newly planted vegetation.</li> <li>(b) The density of trees along streets must be comparable to 2 trees per lot or 1 tree between lots on the top side of a street and 2-3 trees alongside each of the lots on the lower side of a street, providing privacy on the lower side.</li> </ul>	
<b>A2</b> The subdivision does not involve the construction of new roads, recreation or public open space lots.	<b>P2</b> An application for civil works associated with a subdivision is to be accompanied by a landscape plan and report	

	<p>showing:</p> <ul style="list-style-type: none"> <li>(a) tree location consistent with street light design, location of in-ground services and sight-lines for drivers and pedestrians at driveways;</li> <li>(b) final alignment of roads and any paths to allow for retention of trees;</li> <li>(c) The location of underground infrastructure including power, consistent with retention of existing trees being incorporated as street trees.</li> </ul>
--	---

#### CLA-S1.8.3 Circulation and Traffic Environment

Objective:	To provide an efficient road system compatible with safe use of the streets by cyclists and providing for convenient cycle and pedestrian circulation.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision does not involve the construction of new roads.</p>	<p><b>P1</b></p> <p>The road layout and traffic impact assessment accompanying the application must demonstrate that:</p> <ul style="list-style-type: none"> <li>(a) the road network will achieve a low hazard and low speed traffic environment. Design cues should road design cues for driving speeds of 40kph on minor collectors and residential streets and 20kph on access places;</li> <li>(b) the layout provides connectivity to the walking and cycle system;</li> <li>(c) the hierarchy and layout is legible can be readily understood by motorists and pedestrians.</li> </ul>

#### CLA-S1.8.4 Natural Values

Objective:	Subdivision configuration is to be compatible with established natural values.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <ul style="list-style-type: none"> <li>(a) The subdivision is a minor boundary adjustment; and/or</li> <li>(b) Newly created lots in are located in the Urban Precinct as shown on Figure CLA-S1.9.2.</li> </ul>	<p><b>P1</b></p> <ul style="list-style-type: none"> <li>(a) With the exception of subdivision the Urban Precinct, subdivision must be supported by a natural values assessment. The assessment must demonstrate that the proposed road network and lot configuration, having regard to the likely future development of the proposed lots, will a negligible or minor impact on minor impact upon priority vegetation.</li> </ul>

	<p>(b) Lots In the Skyline Precinct – Skyline East &amp; and the Transition Precinct must include the identification of building envelopes. Building envelopes must be located:</p> <ul style="list-style-type: none"> <li>(i) within the Transition Precinct;</li> <li>(ii) generally in accordance with those shown in shown on Figure CLA-S1.9.3; or</li> <li>(iii) on the lower slopes below the skyline; and</li> <li>(iv) in visually unobtrusive area; and</li> <li>(v) that and areas that will result in negligible or minor impact on minor impact upon priority vegetation when developed.</li> </ul> <p>(c) Any lots created in the Skyline Precinct require the preparation of a Conservation Plan. The plan is to be attached to the lot either by way of a covenant with the Crown under the Nature Conservation Act 2000, or by an agreement pursuant to Section 71 of the Land Use Planning &amp; Approvals Act 1993.</p>
--	--

#### CLA-S1.8.5 Water Sensitive Urban Design

Objective:	To minimise adverse stormwater impacts and reduction in water flow into the Clarence Plains Rivulet catchment.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>The subdivision is a minor boundary adjustment.</p>		<p><b>P1</b></p> <p>Subdivision plans are to reflect consideration of water sensitive urban design principles and practices. As a minimum requirement any application to subdivide land must incorporate an agreement pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 which requires that all subsequent development on any lot so created must be designed and maintained in a way which implements water sensitive urban design principles and practices.</p>

#### CLA-S1.8.6 Staging

Objective:	To ensure timely provision of offset planning, establishment of open space areas, land management and hazard reduction.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>		<b>P1</b>



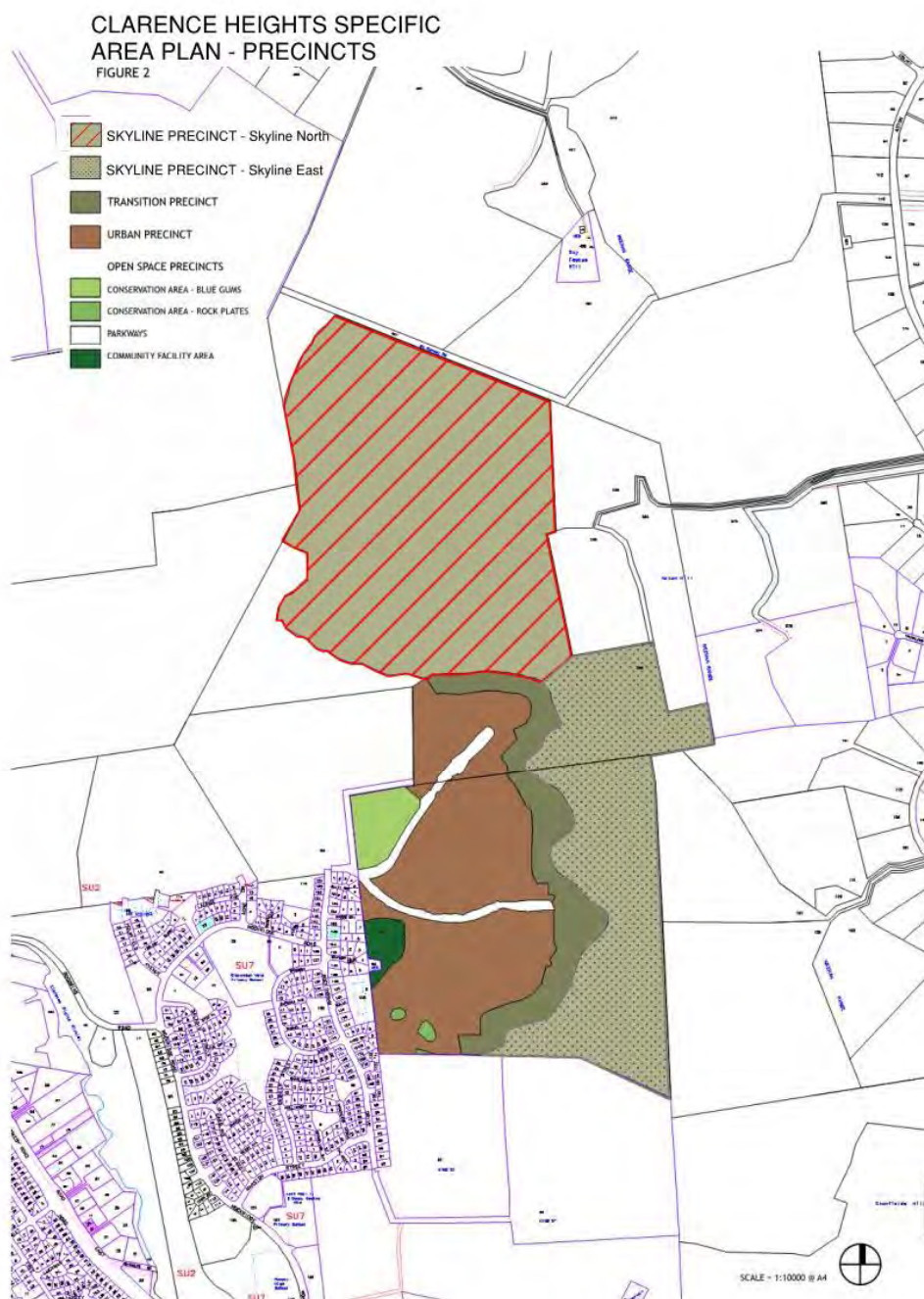
<p>The subdivision is not staged.</p>	<p>Staged subdivision must provide for:</p> <ul style="list-style-type: none"> <li>(a) Offset planting in lieu of vegetation removal being established at the same time, or prior to, the works which cause the vegetation loss.</li> <li>(b) Planting required for visual screening being established sufficiently to provide screening before the commencement of potentially visually intrusive development.</li> <li>(c) Establishing open space areas as recognizable parks before adjacent areas are developed.</li> <li>(d) Implementation and monitoring of weed management.</li> <li>(e) Protection of natural values during development.</li> </ul>
---------------------------------------	---

## CLA-S1.9 CLARENCE HEIGHTS SPECIFIC AREA PLAN - FIGURES 1, 2 & 3

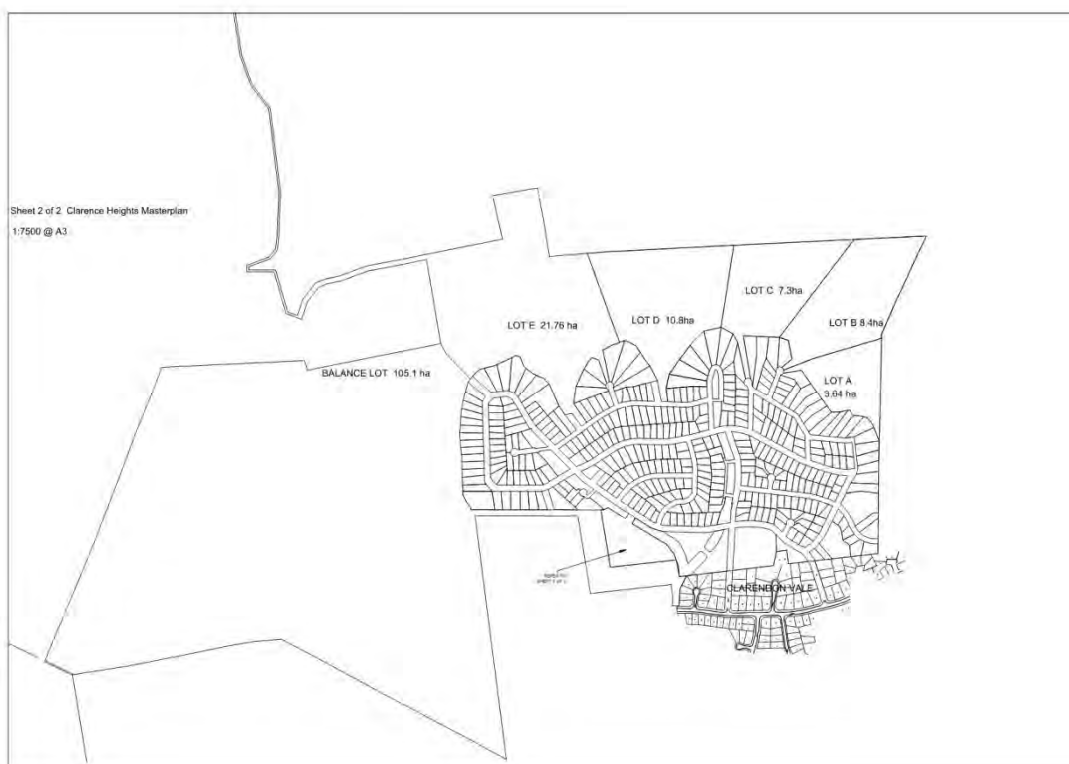
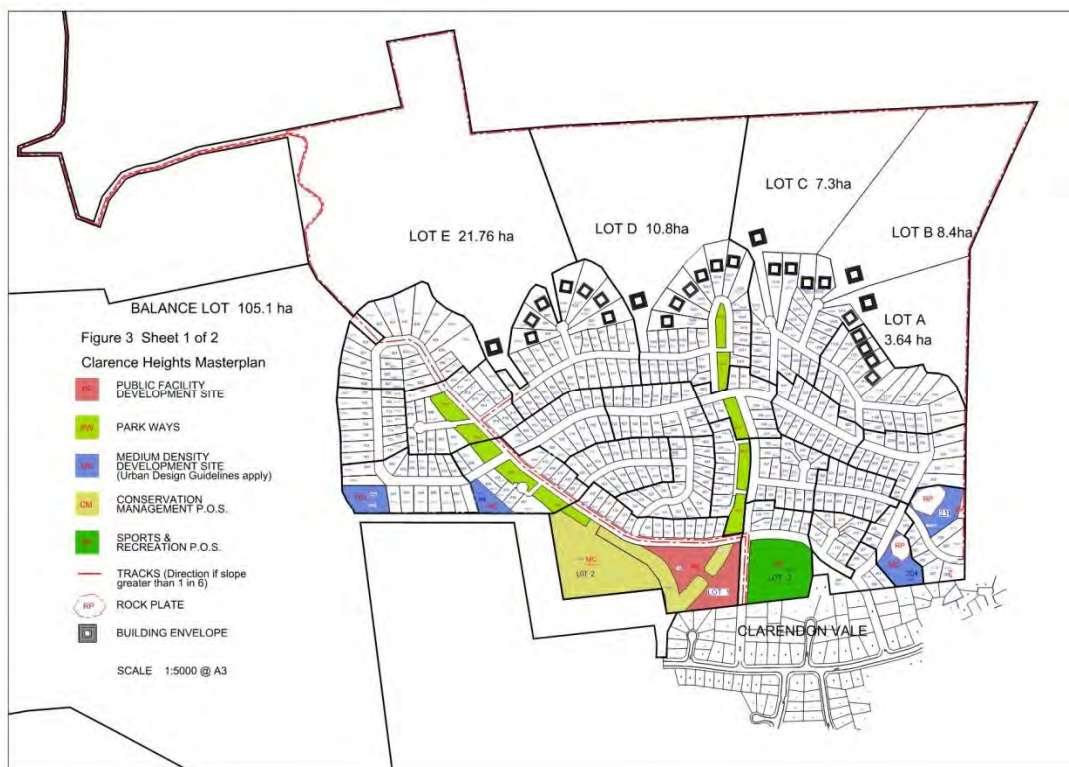
### CLA-S1.9.1 FIGURE 1 - PLANNING AREA CLARENCE HEIGHTS SPECIFIC AREA PLAN



# CLA-S1.9.2 FIGURE 2 - PRECINCTS CLARENCE HEIGHTS SPECIFIC AREA PLAN



# CLA-S1.9.3 FIGURE 3 - MASTER PLAN CLARENCE HEIGHTS SPECIFIC AREA PLAN





## CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan

### CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan

#### CLA-S2.1 Plan Purpose

The purpose of the Lauderdale Neighbourhood Centre Specific Area Plan is:

- CLA-S2.1.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces and urban design.
- CLA-S2.1.2 To implement the recommendations of the "Clarence City Council Retail Analysis 2010" (Macroplan Australia and E3 Planning) and the "Lauderdale Structure Plan 2011", by providing for the expansion of the Lauderdale neighbourhood activity centre.
- CLA-S2.1.3 To implement the Lauderdale Neighbourhood Centre Local Area Objectives.

#### CLA-S2.2 Application of this Plan

- CLA-S2.2.1 The specific area plan applies to the area of land designated as the Lauderdale Neighbourhood Centre Specific Area Plan on the Local Overlay Maps [and in Figure 1].

#### CLA-S2.3 Local Area Objectives

- CLA-S2.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S2.3.1	As shown on Figure 1	<ul style="list-style-type: none"> <li>(a) To ensure the Lauderdale Neighbourhood Activity Centre is to be developed as a strong urban space reinforcing its role as a major entry to Lauderdale and southern Clarence in general.</li> <li>(b) To recognise the significant physical and visual relationship to Ralphs Bay, in ensuring the aesthetic and physical design responds to and is compatible with this setting.</li> <li>(c) To ensure a high quality built form, through well designed architectural responses, in responding to the area's opportunities as well as its constraints.</li> <li>(a) To ensure that public art can contribute to: <ul style="list-style-type: none"> <li>(i) improving legibility by introducing public art which assists in making streets, open spaces and buildings more identifiable.</li> <li>(ii) enhancing a sense of place by</li> </ul> </li> </ul>

		<p>encouraging public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</p> <p>(iii) improving interpretation of cultural, environmental and built heritage; commercial and architectural values.</p> <p>(d) improving visual amenity by use of public art to screen unattractive views and improve the appearance of buildings and places.</p>
--	--	--

## CLA-S2.4 Definition of Terms

CLA-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Public Art	is any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
Public Art Works	<p>Includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(a) <i>Functional</i>: seating, lighting, bollards or similar</p> <p>(b) <i>Decorative</i>: for example incorporated imagery or sculpture in a structure such as paving</p> <p>(c) <i>Iconic</i>: standalone sculptural works</p> <p>(d) <i>Integrated</i>: fully incorporated within the design such as floor or window design</p>

	<p>(e) <i>Site specific</i>: specifically for and responsive to a particular site, thematically or through use of scale or materials</p> <p>(f) <i>Interpretive</i>: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works</p> <p>(g) <i>Temporary/Ephemeral</i>: the work is not intended to be permanent – could be part of a performance, event or garden/natural area</p> <p>(h) <i>Commemorative/celebratory</i>: Acknowledging or recalling an event, activity or person important to the local community - temporary or permanent</p>
--	--

## CLA-S2.5 Use Table

This sub-clause is not used in this Specific Area Plan.

## CLA-S2.6 Use Standards

This sub-clause is not used in this Specific Area Plan

## CLA-S2.7 Development Standards for Buildings and Works

### CLA-S2.7.1 Urban Design

Objective:	To ensure a high standard of urban design that establishes a unique character at Lauderdale	
Acceptable Solutions		Performance Criteria
<b>A1</b> The development is an extension to a building and cannot be seen from any public space.		<b>P1</b> (a) Through an urban design context report, the design must demonstrate that it will contribute to an aesthetic that complements the unique coastal location, having regard to: <ul style="list-style-type: none"> <li>(i) the physical and visual impact on the values and character of the neighbourhood activity centre and its Ralphs Bay setting;</li> <li>(ii) proposed landscaping concepts;</li> <li>(iii) impacts on pedestrian movement and amenity;</li> <li>(iv) traffic, access and parking.</li> </ul>

	<p>(b) Buildings should be enhance the amenity of the area having regard to:</p> <ul style="list-style-type: none"> <li>(i) the suitability of limiting buildings to 2 storeys in order to preserve the low-rise character of the neighbourhood activity centre.</li> <li>(ii) the visual appearance of buildings, including facade treatment, should positively contribute to the streetscape and be appropriate for the building's mass and bulk.</li> <li>(iii) the ability of buildings adjacent to residential uses to address significant amenity loss by applying design techniques to reduce visual and noise impacts in particular.</li> <li>(iv) the location of building entries in order to address street and public space frontages and be clearly visible.</li> <li>(v) the incorporation of suitable weather protection for pedestrians at the entry to buildings.</li> </ul>
--	---

#### CLA-S2.8.2 Parking and Access

Objective:	To ensure a safe, convenient and integrated access and parking system is achieved in the development of the centre.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <ul style="list-style-type: none"> <li>(a) The proposal does not generate a requirement for additional car parking spaces; or</li> <li>(b) Car parking is consolidated towards the South Arm Road frontage with provision for linkages between adjacent sites, as indicated in Figure 1; and</li> <li>(c) Direct highway access to the General Business zoned land north of the South Arm Road and Ringwood Road intersection is restricted to turn left in only. Exiting traffic is to be via Ringwood Road.</li> </ul>		<p><b>P1</b></p> <p>The need for safe integrated car parking and loading areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the parking and loading area being suitably connected to car parking area on the site and abutting sites; and</li> <li>(b) the limitation of access movements with South Arm Road, to ensure sound traffic management and personal safety.</li> </ul>

#### CLA-S2.8.3 Landscaping

Objective:	To ensure appropriate landscaping is provided to enhance the centre.
------------	--



Acceptable Solutions	Performance Criteria
<b>A1</b>  The development is an extension to a building and cannot be seen from any public space.	<b>P1</b>  High quality hard and soft landscaping should complement and enhance the appearance of the development having regard to: <ul style="list-style-type: none"> <li>(a) the appropriate flora selections to be compatible with endemic species and the coastal microclimate; and</li> <li>(b) the landscape treatments being designed to improve the visual impact of large hardstand areas and to enhance access to the site.</li> </ul>

CLA-S2.8.4 Public art

Objective:	To ensure that public art can contribute to: <ul style="list-style-type: none"> <li>(a) improving legibility of the streetscape and making the buildings more identifiable.</li> <li>(b) enhancing a sense of place through public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</li> <li>(c) improving interpretation of the cultural, environmental and built values.</li> <li>(d) improving visual amenity by use of public art to screen unattractive views and improve the appearance of places.</li> <li>(e) improving the functionality of the public domain through the use of public art to provide appropriate street furniture and amenities.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  Developments with development costs over \$1M must provide a contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land within the precinct containing the development site.	<b>P1</b>  Developments with development costs over \$1M must provide public art works valued at a ratio of at least 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be provided in a form and location agreed to by Council, having regard to: <ul style="list-style-type: none"> <li>(a) the Public Arts Policy 2013</li> <li>(b) the proximity of the development site to a suitable location for public art, so that the</li> </ul>

	development may receive some benefit from the work.
--	---

#### CLA-S2.8.4 Signage

Objective:	To ensure signage does not contribute to visual clutter through the consolidation and coordination of signage.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Signage is contained within an approved sign envelope/s.		<b>P1</b> Random sizes and haphazard content should be avoided having regard to: (a) a consolidated and coordinated signage strategy for the site.

### CLA-S2.8 Development Standards for Subdivision

This sub-clause is not used in this Specific Area Plan.

## CLA-S2.9 LAUDERDALE NEIGHBOURHOOD CENTRE SPECIFIC AREA PLAN - FIGURES

### CLA-S2.9.1 FIGURE 1 - LAUDERDALE NEIGHBOURHOOD CENTRE SPECIFIC AREA PLAN & COMMERCIAL PRECINCT – SETBACKS/PARKING STRATEGY



## CLA-S3.0 Single Hill Specific Area Plan

### CLA-S3.0 Single Hill Specific Area Plan

#### CLA-S3.1 Plan Purpose

The purpose of the Single Hill Specific Area Plan is:

- CLA-S3.1.1 To protect and enhance the natural values of Single Hill.
- CLA-S3.1.2 To ensure the visual integrity of Single Hill is maintained, as viewed from the surrounding area including Acton, Seven Mile Beach and Fredrick Henry Bay.
- CLA-S3.1.3 To establish and maintain a high quality rural residential estate on Single Hill.
- CLA-S3.1.4 To guide development and provide certainty on Single Hill.
- CLA-S.1.5 To implement the Single Hill Outline Development Plan

#### CLA-S3.2 Application of this Plan

- CLA-S3.2.1 The specific area plan applies to the area of land designated as the Single Hill Specific Area Plan on the overlay maps.

#### CLA-S3.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan

#### CLA-S3.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan

#### CLA-S3.5 Use Table

This sub-clause is not used in this Specific Area Plan.

#### CLA-S3.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

#### CLA-S3.7 Development Standards for Buildings and Works

CLA-S3.7.1 Vegetation Protection and Visual Impact

Objective:	To minimise vegetation loss and visual impact associated with development.
------------	--

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>(a) Development does not contain a roof; or</p> <p>(b) Roofed buildings are located within the building envelope on the Lot Layout Plan attached to this Specific Area Plan.</p>	<p><b>P1</b></p> <p>All roofed buildings and their associated assess:</p> <p>(a) is confined to the lower slopes below the skyline; and</p> <p>(b) is located in a visually unobtrusive area and supported by a visual impact analysis including appropriate photomontages as viewed from significant public view points; and</p> <p>(c) any associated bushfire management does not require the clearing of standing vegetation.</p>
<p><b>A2</b></p> <p>Removal of existing native vegetation:</p> <p>(a) within the area defined by a <b>Building Envelope</b> on the Lot Layout Plan attached to this Specific Area Plan; and/or</p> <p>(b) within the area defined by a <b>Building Envelope</b> on the Certificate of Title; and/or</p> <p>(c) required for the construction or maintenance of a driveway access from a public road to a <b>Building Envelope</b> referred to in (a) or (b) above.</p>	<p><b>P2</b></p> <p>Removal of existing native vegetation may be approved in accordance with a landscaping plan prepared by landscape architect or similarly qualified person:</p> <p>(a) for the purposes of bushfire protection in accordance bushfire hazard management plan certified by the TFS or an accredited person.</p> <p>(b) to reduce fuel immediately adjacent to boundary fences or within designated recreational trails, or</p> <p>(c) to allow for the installation of underground pipelines and cables servicing a dwelling, or</p> <p>(d) to remove environmental weeds;</p> <p>provided that the plan demonstrates that visual impact, or impact on threatened species, will be minimised and that the vegetation removed is offset by establishment and maintenance of an equivalent area of native vegetation of local provenance, elsewhere on the lot.</p>
<p><b>A3</b></p> <p>Driveways (excluding the access/turning area immediately adjacent to the garage) are to be a</p>	<p><b>P3</b></p> <p>Short sections of wider driveway may be approved where it is demonstrated they are required for</p>

maximum of 3.5m wide.	traffic safety.
-----------------------	-----------------

#### CLA-S3.7.2 Built Form

Objective:	To ensure design responses are contemporary, contextually appropriate and minimise visual impact from publicly accessible areas.
Acceptable Solutions	Performance Criteria
<b>A1</b> Building height must not be more than 6.0m.	<b>P1</b> Building heights of up to 9.0m may be considered where it can be demonstrated that: <ul style="list-style-type: none"> <li>(a) Any part of a building in excess of 6.0m in height represents less than 20% of that building's site cover; and</li> <li>(b) Site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</li> <li>(c) The combination of building siting, design, external materials and colours and landscaping will effectively minimise visual impact.</li> </ul>
<b>A2</b> The maximum height of retaining walls and the minimum horizontal separation between retaining walls at different levels is 1.0m.	<b>P2</b> Retaining walls with a maximum height of 2.0m may be approved where it can be demonstrated that: <ul style="list-style-type: none"> <li>(a) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</li> <li>(b) the combination of siting, wall design, external materials and colours and landscaping will effectively minimise visual impact.</li> </ul>
<b>A3</b>	<b>P3</b>

<p>External surfaces of buildings visible to the public, excluding low reflectance window glass and unfinished surfaces:</p> <ul style="list-style-type: none"> <li>(a) Are predominantly neutral, mid-toned colours that minimise contrast with the background landscape colours; and</li> <li>(b) May include stronger, non-primary colours on up to 5% of the area of each elevation; and</li> <li>(c) Do not use complementary (i.e. inherently high contrast) colour schemes.</li> </ul>	<p>Alternative colour schemes may be approved where it can be demonstrated that the combination of design, materials and colours and landscaping will effectively minimise visual impact.</p>
<p><b>A4</b></p> <p>The area of glazing is less than 50% of the wall area on each elevation.</p>	<p><b>P4</b></p> <p>A larger proportion of glazing on north facing walls may be approved subject to the provisions relating to Bird Strike at CLA-S3.7.3.</p>
<p><b>A5</b></p> <p>External surfaces of retaining or landscaping walls constructed from or clad in natural stone, timber or textured masonry.</p>	<p><b>P5</b></p> <p>Other materials may be approved where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>(a) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</li> <li>(b) the combination of building design, external materials and colours and landscaping will effectively minimise visual impact.</li> </ul>
<p><b>A6</b></p> <p>Fences are not higher than 1.50m and:</p> <ul style="list-style-type: none"> <li>(a) Consist of conventional 'post and rail' or 'post and wire' construction; or</li> <li>(b) At least 75% transparent for any 20m length.</li> </ul>	<p><b>P6</b></p> <p>Other dimensions, materials or construction methods may be approved where it is demonstrated that:</p> <ul style="list-style-type: none"> <li>(a) the fence is not less than 50% transparent; and</li> </ul>

	<p>(b) site conditions, such as slope, soils, the need for privacy or security or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</p> <p>(c) the combination of fence design, external materials and colours and landscaping will effectively minimise visual impact.</p>
<p><b>A7</b></p> <p>Driveways, access tracks, turning areas and parking areas:</p> <p>(a) Are sealed with:</p> <p>(i) permeable paving; or</p> <p>(ii) hotmix asphalt; or</p> <p>(iii) patterned, stencilled or exposed aggregate concrete, but not plain concrete; or</p> <p>(iv) a combination of the above; or</p> <p>(b) If located in the Environmental Living, Open Space, or Utilities zones may be gravel.</p>	<p><b>P7</b></p> <p>Other pavement materials or construction methods may be approved where it is demonstrated that:</p> <p>(a) site conditions, such as slope, soils, or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</p> <p>(b) the combination of design, materials and colours and landscaping will effectively minimise visual impact.</p>

CLA-S3.7.3 Bird Strike

Objective:	To ensure that development minimises the risk of bird strike.	
Acceptable Solutions	Performance Criteria	
<p><b>A1</b></p> <p>Fences higher than 1.20m are not constructed of wire mesh.</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>	
<p><b>A2</b></p> <p>Buildings must eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; and</p>	<p><b>P2</b></p> <p>Buildings are designed to minimise bird strike, having regard to all of the following:</p> <p>(a) The topography of the site and surrounding area;</p> <p>(b) Existing and proposed vegetation or</p>	



<p>(a) Incorporate low reflective glass on all external glazing;</p> <p>(b) Angle all external glazing to reflect the ground or built fabric rather than the sky or habitat.</p>	<p>screening;</p> <p>(c) Siting of building;</p> <p>(d) Window design;</p> <p>(e) Advice and any associated recommendations from a suitably qualified person which must be submitted with the application; and</p> <p>(f) Any advice from any relevant State or Commonwealth department.</p>
--	--

#### CLA-S3.7.4 Water Conservation

Objective:	To reduce off-site storm water flows, protect water quality, provide a resource for on-site garden watering, maintain a water supply for bushfire protection and minimise rainwater contact with dispersive soils.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>A rainwater <u>storage</u> tank:</p> <p>(a) with a minimum capacity of 10,000 litres are connected to all roofed developments; and</p> <p>(b) maintain a free volume of not less than 2,500 litres to reduce the discharge of peak flows from a rainfall event; and</p> <p>(c) supply water for domestic purposes, other than for drinking water, such as in laundries, toilets or garden watering; and</p> <p>(d) direct overflows to a suitably located soakage trench or detention area to minimise erosion.</p>		<p><b>P1</b></p> <p>No Performance Criteria.</p>
<p><b>A2</b></p> <p>A rainwater storage tank is located:</p>		<p><b>P2</b></p> <p>No Performance Criteria.</p>

<p>(a) within the area defined by a <b>Building Envelope</b> on the <b>Lot Layout Plan</b> attached to this Specific Area Plan; and/or</p> <p>(b) within the area defined by a <b>Building Envelope</b> on the Certificate of Title.</p>	
<p><b>A3</b></p> <p>Driveways are drained through formed rollover gutters or swales and stormwater directed to a public drain or suitably located soakage trenches or detention area to minimise erosion.</p>	<p><b>P3</b></p> <p>No Performance Criteria.</p>
<p><b>A4</b></p> <p>Building sites, roads, driveways, access tracks and underground infrastructure are assessed for risk of dispersive soils (tunnel erosion) and, where a risk is identified, all construction is carried out in accordance with expert engineering advice.</p>	<p><b>P4</b></p> <p>No Performance Criteria.</p>
<p><b>A5</b></p> <p>Development is carried out in accordance with an approved Soil and Water Management Plan (SWMP).</p>	<p><b>P5</b></p> <p>No Performance Criteria.</p>

### CLA-S3.8 Development Standards for Subdivision

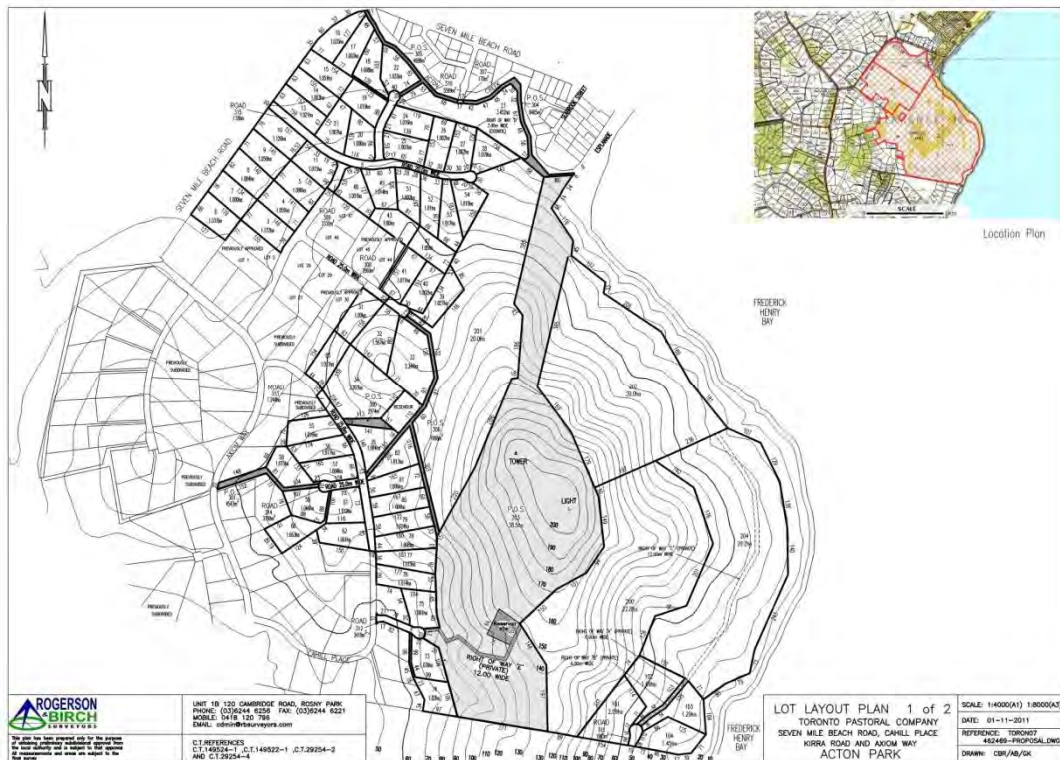
#### CLA-S3.8.1 Outline Development Plan

Objective:	To ensure certainty of future subdivision.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Subdivision complies with CLA-S3.9.1 Figure 1 - Lot Layout Plan Lot Layout Plan attached to this Specific Area Plan.</p>	<p><b>P1</b></p> <p>(a) Proposed lot configuration generally accords with Figure 1 - Lot Layout Plan in terms of road alignment and lot layout; and</p>

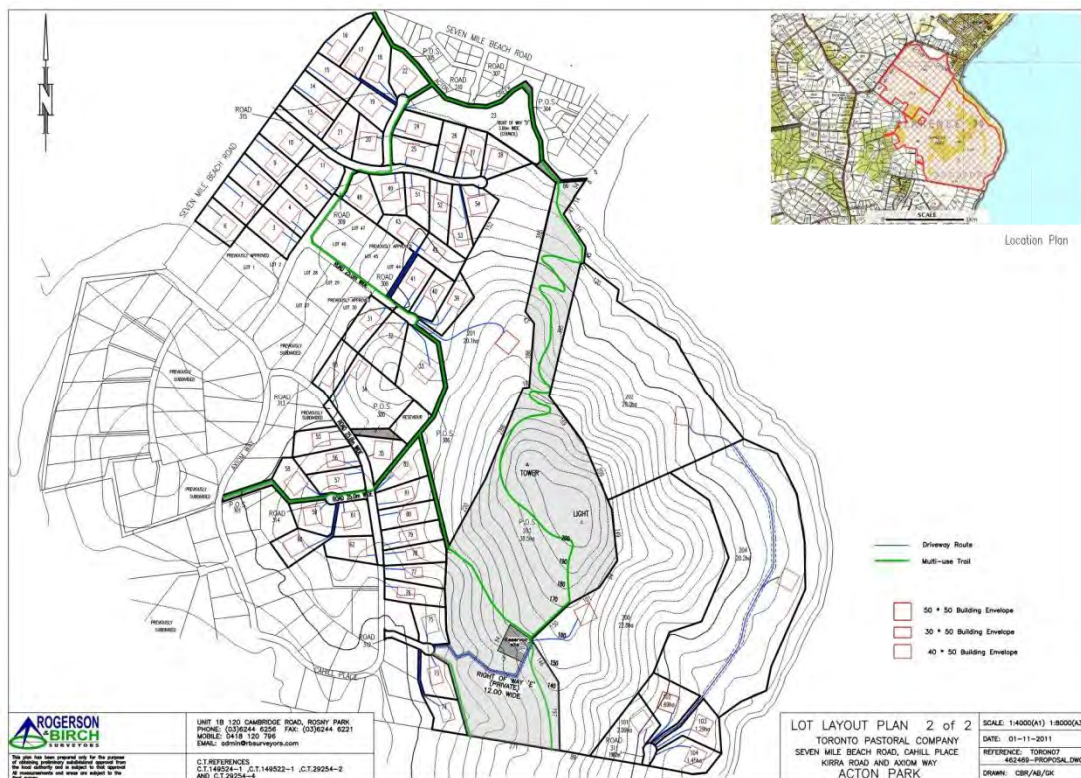
	<p>(b) Exclusive of Road and Public Open Space lots, subdivision does not result in additional lots beyond that shown in the Lot Layout Plan attached to this Specific Area Plan.</p>
<p><b>A2</b></p> <p>Subdivision is not staged.</p>	<p><b>P2</b></p> <p>(a) Staging provides for the efficient installation and delivery of services.</p> <p>(b) Staging provides for the early transfer of Public Open Space lots.</p>
<p><b>A3</b></p> <p>Minor boundary adjustments maintain the minimum lot size and dimensions of each lot.</p>	<p><b>P3</b></p> <p>No Performance Criteria.</p>
<p><b>A4</b></p> <p>All lots contain Building envelopes located consistently with Figure 2 – Building Envelopes.</p>	<p><b>P4</b></p> <p>No Performance Criteria.</p>

## CLA-S3.9 SINGLE HILL SPECIFIC AREA PLAN - FIGURES 1 & 2

### CLA-S3.9.1 FIGURE 1 – LOT LAYOUT PLAN



### CLA-S3.9.2 FIGURE 2 – BUILDING ENVELOPES



## **CLA-S4.0 ParanVille Specific Area Plan**

### **CLA-S4.1 Plan Purpose**

The purpose of the ParanVille Specific Area Plan is:

- CLA-S4.1.1 To create a unique mixed use master planned community by providing for a range of housing and associated community, recreational, educational and commercial uses and developments in a socially and environmentally sustainable manner.
- CLA-S4.1.2 To provide for open space that includes:
- (a) Recreation and social activities
  - (b) Parkland to enhance the residential environment.
  - (c) Preservation of significant natural and heritage values of the site.
  - (d) Buffers to potential conflicting uses.
  - (e) Connectivity to Clarendon Vale and Clarence Heights.
  - (f) Walking trails consistent with the Clarence City Council Tracks & Trails Action Plan (2008).
- CLA-S4.1.3 To provide for adequate infrastructure service delivery in accordance with water sensitive design principles.
- CLA-S4.1.4 To create street and pedestrian networks providing for:
- (a) Acceptable levels of access, safety and conveniences for all users.
  - (b) Acceptable levels of access, safety and conveniences for all users.
  - (c) Walking, cycling and public transport use to minimise energy consumption and promote active lifestyles within and beyond the site.
  - (d) Connectivity to Clarendon Vale and Clarence Heights.
  - (e) Future road reservation to allow for the potential upgrade of Pass Road.
- CLA-S4.1.5 To ensure that vegetation clearance is only required as an integral part of an approved use and development and is carried out in such a way as to have minimal impact on identified flora and landscape values.
- CLA-S4.1.6 To implement the ParanVille Local Area Objectives.

### **CLA-S4.2 Application of this Plan**

- CLA-S4.2.1 The specific area plan applies to the area of land designated as the ParanVille Specific Area Plan on the overlay maps [and in CLA-S4.9.1 Figure 1].
- CLA-S4.2.2 The specific area plan is divided into the following precincts:
- (a) Residential Precinct;
  - (b) Community Living Precinct;
  - (c) Local Business Precinct;
  - (d) Education Precinct; and

(e) Open Space Precinct.

CLA-S4.2.3 The extent of each precinct is shown in Figure 2 ParanVille Development Plan - Precinct Plan.

## CLA-S4.3 Local Area Objectives

### CLA-S4.3.1 Local Area Objectives – Residential Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S4.3.1	Residential Precinct, shown on CLA-S4.9.2 Figure 2	To provide a range of housing options to meet the diverse needs of the community and provide for efficiency in the use of land for residential development.

### CLA-S4.3.2 Local Area Objectives – Community Living Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S4.3.2	Community Living Precinct, shown on CLA-S4.9.2 Figure 2	To provide for a range of housing on lots with associated community, health and recreational facilities to meet the residential needs of the community.

### CLA-S4.3.3 Local Area Objectives – Local Business Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S4.3.3	Local Business Precinct, shown on CLA-S4.9.2 Figure 2	<p>(a) To provide for a variety of local business uses including offices, retail, shops and restaurants to meet the residential, investment and employment needs of the ParanVille Development and local community.</p> <p>(b) To provide for dwellings above ground level (shop top housing) to support the primary purpose of the precinct.</p> <p>(c) To maintain the City's retail hierarchy.</p>

### CLA-S4.3.4 Local Area Objectives – Education Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S4.3.4	Education Precinct, shown on CLA-S4.9.2 Figure 2	To provide for a language school and halls of residence and other uses associated with

		and complementary to those uses.
--	--	----------------------------------

#### CLA-S4.3.5 Local Area Objectives – Open Space Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S4.3.5	Open Space Precinct, shown on CLA-S4.9.2 Figure 2	<p>(a) To provide for a network of well distributed, accessible and connected walking, cycling trails, and parkland.</p> <p>(b) To preserve significant bushland on the foothills of the Meehan Range.</p> <p>(c) To protect and enhance riparian areas along Clarence Plains Rivulet and Stokell Creek.</p>

### CLA-S4.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan

### CLA-S4.5 Use Table

#### CLA-S4.5.1 Use Table – Residential Precinct

Table of Use as per the General Residential Zone.

#### CLA-S4.5.2 Use Table – Community Living Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and professional services	If for consulting room, medical centre or child health clinic
Community meeting and entertainment	Except if place of worship or civic centre.
Passive recreation	
Residential	If for a single dwelling, multiple dwelling or home base business.
<b>Discretionary</b>	



Business and professional services	If for veterinary surgery.
Community meeting and entertainment	If for place of worship or civic centre.
Educational and occasional care	
Food services	
General retail and hire	If for local shop not exceeding 100m <sup>2</sup> of gross floor area.
Residential	If: (a) for retirement village; or (b) not listed as Permitted.
Sports and recreation	
Utilities	If not listed as Permitted.
Vehicle fuel sales and service	
Visitor Accommodation	Except if a motel.
<b>Prohibited</b>	
All other uses	

CLA-S4.5.3 Use Table – Local Business Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and professional services	If for veterinary surgery.
Community meeting and entertainment	If for civic centre.
Food Services	If for take away food premises not exceeding 80m <sup>2</sup> in gross floor area.
General retail and hire	Must have a gross floor area of less than 400m <sup>2</sup> .
Passive recreation	
Residential	If for home base business.
<b>Discretionary</b>	
Bulky goods sales	If for Motor vehicle, boat or caravan sales.



Business and professional services	If not listed as Permitted.
Community meeting and entertainment	
Educational and occasional care	If for home-based child care in accordance with a licence under the Child Care Act 2001.
Food services	If not listed as Permitted.
General retail and hire	If: (a) for amusement parlour; or (b) not listed as Permitted.
Hotel industry	
Residential	If: (a) on a site containing a multiple use development; and (i) for single dwelling; or (ii) for multiple dwelling not exceeding a dwelling density of 1 dwelling per 300m <sup>2</sup> of site area; or (b) not listed as Permitted.
Sports and recreation	
Utilities	If not listed as Permitted.
Vehicle fuel sales and service	
Vehicle parking	
<b>Prohibited</b>	
All other uses	

CLA-S4.5.4 Use Table – Education Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Educational and occasional care	If for home-based child care in accordance with a licence under the Child Care Act 2001.
Natural and cultural values management	
Passive recreation	
Residential	If for a single dwelling or home based business.
Utilities	If for minor utilities.
<b>Permitted</b>	

Educational and occasional care	If: (a) for school or institution primarily providing language courses; or (b) not listed as Permitted
Residential	If for ancillary dwelling.
<b>Discretionary</b>	
Business and professional services	If for consulting room, medical centre or child health clinic.
Community meeting and entertainment	Except if place of worship or civic centre.
Educational and occasional care	If: (a) for child care centre; or (b) associated with or complementary to a school or institution primarily providing language courses; or (c) not listed as Permitted.
Emergency services	
General retail and hire	If for local shop not exceeding 100m <sup>2</sup> of gross floor area.
Residential	If: (a) associated with or complementary to a school or institution primarily providing language courses; or (b) not listed as Permitted or No Permit Required.
<b>Prohibited</b>	
All other uses	

CLA-S4.5.5 Use Table – Open Space Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Resource development	If for agriculture, bee keeping, crop production or horse stud.
Passive recreation	
<b>Discretionary</b>	
Business and professional services	If for veterinary surgery.
Community meeting and entertainment	
Educational and occasional care	
Food services	

General retail and hire	If for local shop not exceeding 100m <sup>2</sup> of gross floor area.
Residential	If: (a) for single dwelling; or (b) for multiple dwelling not exceeding a dwelling density of 1 dwelling per 375m <sup>2</sup> of site area.
Resource development	If: (a) for plantation forestry; or (b) not listed as Permitted.
Sports and recreation	
Utilities	Unless no permit required.
Vehicle fuel sales and service	
Visitor Accommodation	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

## CLA-S4.6 Use Standards

### CLA-S4.6.1 Precinct Objectives

Objective:	To ensure that proposed uses further the Specific Area Plan Purpose and the relevant precinct objectives.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Must be a permitted use.		<b>P1</b> Discretionary uses must demonstrate that they are consistent with this Specific Area Plan Purpose Statements and the relevant Local Area Objectives.

## CLA-S4.7 Development Standards for Buildings and Works

### CLA-S4.7.1 Bird Strike

Objective:	To ensure that development minimises the risk of bird strike.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Fences higher than 1.20m are not constructed of wire mesh.		<b>P1</b> No Performance Criteria.
<b>A2</b>		<b>P2</b>

<p>Buildings must eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; and</p> <p>(a) Incorporate low reflective glass on all external glazing;</p> <p>(b) Angle all external glazing to reflect the ground or built fabric rather than the sky or habitat.</p>	<p>Buildings are designed to minimise bird strike, having regard to all of the following:</p> <p>(a) The topography of the site and surrounding area;</p> <p>(b) Existing and proposed vegetation or screening;</p> <p>(c) Siting of building;</p> <p>(d) Window design;</p> <p>(e) Advice and any associated recommendations from a suitably qualified person which must be submitted with the application; and</p> <p>(f) Any advice from any relevant State or Commonwealth department.</p>
---	--

## CLA-S4.8 Development Standards for Subdivision

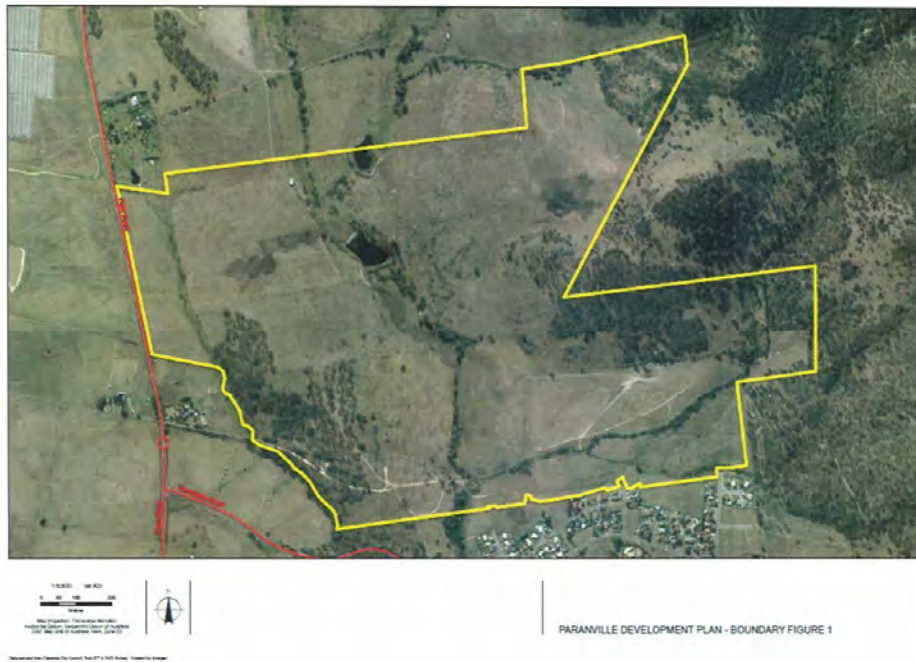
### CLA-S4.8.1 Master Plan

Objective:	To ensure the outcomes are consistent with the ParanVille Master Plan.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p><b>Subdivision:</b></p> <p>(a) Must be in accordance with the Master Plan (CLA-S4.9.3 Figure 3) unless otherwise approved in writing by Council; and</p> <p>(b) All land within the Community Development Scheme Boundary in the Draft Community Development Scheme Concept (CLA-S4.9.6 Figure 6) must be contained as one lot*; and</p> <p>(c) Land within the development plan must be developed in stages in accordance with the Staging Plan (CLA-S4.9.4 Figure 4), or unless otherwise approved in writing by Council.</p> <p>* Note: division of this parcel is anticipated by means of a Community Development Scheme and does not require approval under this Planning</p>		<p><b>P1</b></p> <p>No Performance Criteria.</p>

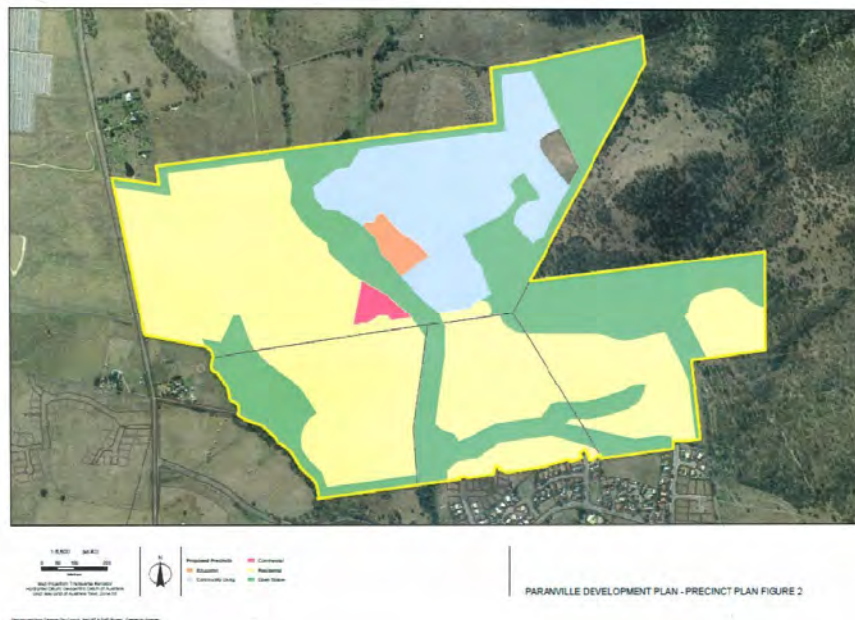
Scheme.	
<b>A2</b> <b>Connectivity</b> Road and open space networks must provide for adequate connections to Clarendon Vale and Clarence Heights to allow for improved traffic movement, public transport networks and community and recreational activities.	<b>P2</b> No Performance Criteria.
<b>A3</b> <b>Drainage</b> Service infrastructure must adequately mitigate impact of stormwater pollution to drainage catchments of Clarence Plains Rivulet and Stokell Creek.	<b>P3</b> No Performance Criteria.
<b>A4</b> <b>Pass Road</b> A 10 metre wide future road reserve must be provided along the Pass Road frontage to provide for potential future upgrades of Pass Road, unless otherwise approved by Council.	<b>P4</b> No Performance Criteria.
<b>A5</b> <b>Open Space Precinct</b> All lots created within the Open space precinct:  (a) must provide for ongoing weed management; and  (b) Must retain Native Vegetation unless its removal is to facilitate Passive Recreation, bushfire hazard management or unless otherwise approved by Council.	<b>P5</b> No Performance Criteria.

## CLA-S4.9 PARANVILLE SPECIFIC AREA PLAN - FIGURES

### CLA-S4.9.1 FIGURE 1 - PLANNING AREA PARANVILLE SPECIFIC AREA PLAN



CLA-S4.9.2 FIGURE 2 - PARAVILLE PRECINCT PLAN

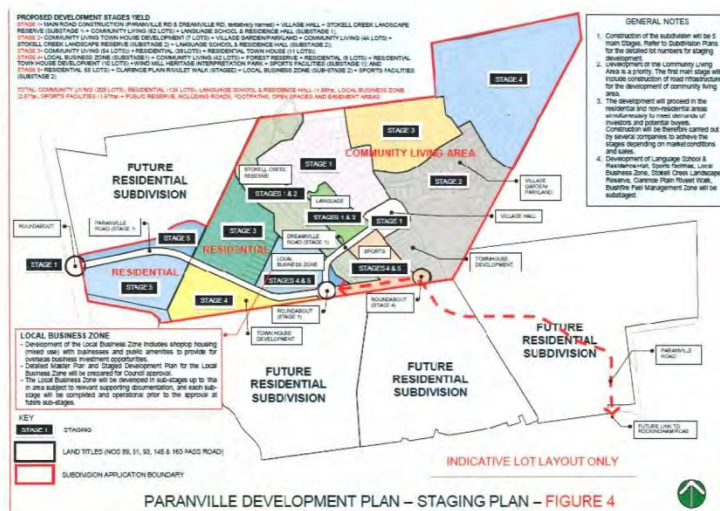


CLA-S4.9.3 FIGURE 3 - PARAVILLE MASTER PLAN

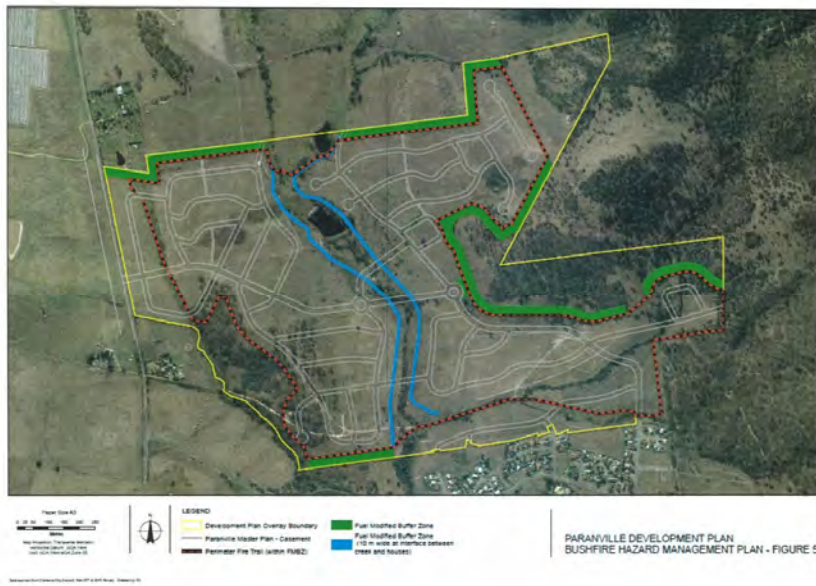




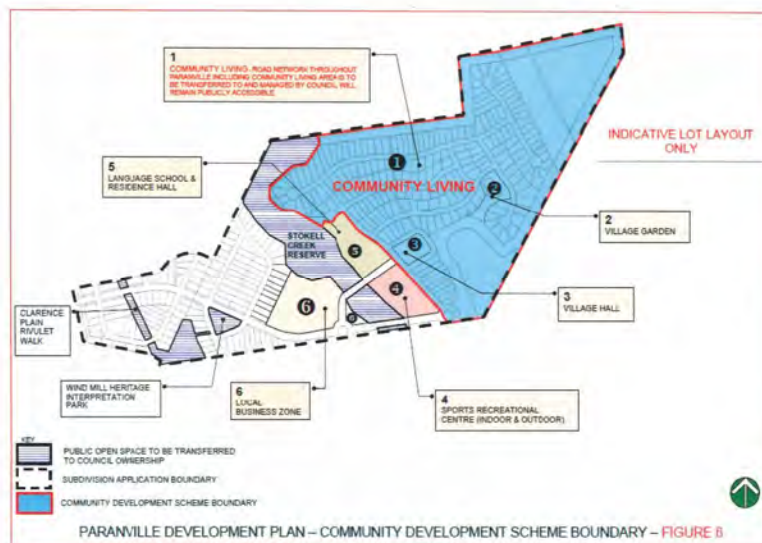
CLA-S4.9.4 FIGURE 4 - PARANVILLE STAGING PLAN



## CLA-S4.9.5 FIGURE 5 - BUSHFIRE HAZARD MANAGEMENT PLAN



## CLA-S4.9.6 FIGURE 6 - COMMUNITY DEVELOPMENT SCHEME BOUNDARY





## **CLA-S5.0 Olive Grove Specific Area Plan**

### **CLA-S5.1 Plan Purpose**

The purpose of the Olive Grove Specific Area Plan is:

- CLA-S5.1.1 to provide a cohesive structure to the development of residential land between the existing suburbs of Risdon Vale and Geilston Bay;
- CLA-S5.1.2 to provide for the optimum physical layout, combining accessible urban form with opportunities for the community's desired range of activities and facilities, the protection of natural and human values; and
- CLA-S5.1.3 to provide the integrating planning framework to guide the development of land in different ownerships.

### **CLA-S5.2 Application of this Plan**

- CLA-S5.2.1 The specific area plan applies to the area of land designated as the Olive Grove Specific Area Plan on the overlay maps.

### **CLA-S5.3 Local Area Objectives**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S5.4 Definition of Terms**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S5.6 Use Standards**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S5.7 Development Standards for Buildings and Works**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S5.8 Development Standards for Subdivision**

- CLA-S5.8.1 Infrastructure

Objective:	To ensure an integrated infrastructure layout.
------------	--

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision:</p> <p>(a) is minor boundary adjustment that maintains the minimum lot size and dimensions of each lot; or</p> <p>(b) does not involve the creation of new road lots and would not prevent the implementation of the Road Layout Plan in CLA-S5.9.1 Figure 1; or</p> <p>(c) generally accords with the Road Layout Plan in CLA-S5.9.1 Figure 1.</p>	<p><b>P1</b></p> <p>The proposed road layout:</p> <p>(a) provides street and pedestrian connectivity into adjoining lots, and</p> <p>(b) minimises access points onto Sugarloaf Road, and</p> <p>(c) maximises street frontages to lots created, and</p> <p>(d) maximises the number of north-south or east-west orientated lots.</p>
<p><b>A2</b></p> <p>The stormwater detention is in accordance with the Stormwater Management Plan in CLA-S5.9.2 Figure 2.</p>	<p><b>P2</b></p> <p>The proposed stormwater detention areas maintain the north-south linear parkway through the centre of the subject sites.</p>
<p><b>A3</b></p> <p>Subdivision is not staged.</p>	<p><b>P3</b></p> <p>(a) Staging provides for the efficient installation and delivery of services.</p> <p>(b) Staging provides for the early transfer of Public Open Space lots.</p>

CLA-S5.9 OLIVE GROVE SPECIFIC AREA PLAN - FIGURES  
 CLA-S5.9.1 FIGURE 1 – ROAD LAYOUT PLAN



## CLA-S5.9.2 FIGURE 2 – STORMWATER MANAGEMENT PLAN



## CLA-S6.0 74 Sugarloaf Road Specific Area Plan

### CLA-S6.1 Plan Purpose

The purpose of the Olive Grove Specific Area Plan is:

- CLA-S6.1.1 to provide a cohesive structure to the development of residential land between the existing suburbs of Risdon Vale and Geilston Bay;
- CLA-S6.1.2 to provide for the optimum physical layout, combining accessible urban form with opportunities for the community's desired range of activities and facilities, the protection of natural and human values; and
- CLA-S6.1.3 to provide the integrating planning framework to guide the development of land in different ownerships.

### CLA-S6.2 Application of this Plan

- CLA-S6.2.1 The specific area plan applies to the area of land designated as the 74 Sugarloaf Road Specific Area Plan on the overlay maps.

### CLA-S6.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

### CLA-S6.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan.

### CLA-S6.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

### CLA-S6.7 Development Standards for Buildings and Works

This sub-clause is not used in this Specific Area Plan.

### CLA-S6.8 Development Standards for Subdivision

- CLA-S6.8.1 Infrastructure

Objective:	To ensure an integrated infrastructure layout.	
Acceptable Solutions		Performance Criteria
<b>A1</b> The subdivision: <ul style="list-style-type: none"> <li>(a) is minor boundary adjustment that maintains the minimum lot size and dimensions of each lot; or</li> <li>(b) does not involve the creation of new road lots and would not prevent the implementation of the Road Layout Plan in CLA-S6.9.1 Figure 1; or</li> <li>(c) generally accords with the Road Layout Plan in CLA-S6.9.1 Figure 1.</li> </ul>		<b>P1</b> The proposed road layout: <ul style="list-style-type: none"> <li>(a) provides street and pedestrian connectivity into adjoining lots, and</li> <li>(b) minimises access points onto Sugarloaf Road, and</li> <li>(c) maximises street frontages to lots created, and</li> <li>(d) maximises the number of north-south or east-west orientated lots.</li> </ul>
<b>A2</b> The stormwater detention is in accordance with the Stormwater Management Plan in CLA-S6.9.2 Figure 2.		<b>P2</b> The proposed stormwater detention areas maintain the north-south linear parkway through the centre of the subject sites.
<b>A3</b> Subdivision is not staged.		<b>P3</b> <ul style="list-style-type: none"> <li>(a) Staging provides for the efficient installation and delivery of services.</li> <li>(b) Staging provides for the early transfer of Public Open Space lots.</li> </ul>

CLA-S6.9 74 SUGARLOAF ROAD SPECIFIC AREA PLAN - FIGURES  
 CLA-S6.9.1 FIGURE 1 – ROAD LAYOUT PLAN





CLA-S6.9.2 FIGURE 2 – STORMWATER MANAGEMENT PLAN





## CLA-S7.0 North East Droughty Specific Area Plan

# CLA-S7.0 North East Droughty Specific Area Plan

## CLA-S7.1 Plan Purpose

The purpose of the North East Droughty Specific Area Plan is:

- CLA-S7.1.1 To provide for the sensitive development of the area through the implementation of the North East Droughty Local Area Objectives.

## CLA-S7.2 Application of this Plan

- CLA-S7.2.1 The specific area plan applies to the area of land designated as North East Droughty Specific Area Plan on the overlay maps.

## CLA-S7.3 Local Area Objectives

### CLA-S7.3.1 Local Area Objectives – West Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S7.3.1	West Face Precinct, shown on CLA-S7.9.1 Figure 1	To provide a transitional residential area representing an extension of the General Residential zone below leading to larger lots sizes on the upper slopes. Visual and environmental impacts of development in the Low Density Residential Zone to be managed through building envelopes, external colours and designs to minimise bird strike.

### CLA-S7.3.2 Local Area Objectives – Hill Top Conservation Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S7.3.2	Hill Top Precinct, shown on CLA-S7.9.1 Figure 1	To provide for bushland conservation and regeneration.

### CLA-S7.3.3 Local Area Objectives – East Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S7.3.3	East Face Precinct, shown on CLA-S7.9.1 Figure 1	To provide a residential area leading up to a transitional band of larger lots sizes on the upper slopes. Visual and environmental impacts of development in the Low Density

		Residential Zone to be managed through controlled building locations, external colours and designs to minimise bird strike.
--	--	---

#### CLA-S7.3.4 Local Area Objectives – Saltmarsh Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S7.3.4	Saltmarsh Precinct, shown on CLA-S7.9.1 Figure 1	To provide for a possible Saltmarsh Conservation Area.

### CLA-S7.4 Definition of Terms

CLA-S7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
West Face transition Low Density Residential Zone	means the Low Density Residential Zone within the West Face area shown as North East Droughty Outline Development Plan (CLA-S7.9.1 Figure 1).
East Face transition Low Density Residential Zone	means the Low Density Residential Zone within the East Face area shown as North East Droughty Outline Development Plan (CLA-S7.9.1 Figure 1).
Hill Top Conservation Area	means the Hill Top Conservation Area shown North East Droughty Outline Development Plan (CLA-S7.9.1 Figure 1).

### CLA-S7.5 Use Table

This sub-clause is not used in this Specific Area Plan.

### CLA-S7.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

### CLA-S7.7 Development Standards for Buildings and Works

CLA-S7.7.1 Visual Impact

Objective:	To limit the visual impact of development in the Low Density Residential Zone transition areas.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>		<b>P1</b>
(a) Development located outside of the Low Density		

<p>Residential Zone.</p> <p>(b) In the Low Density Residential Zone:</p> <p>(i) All external surfaces of buildings, structures, paving and retaining walls must be in natural colours which are mid tones or darker;</p> <p>(ii) Roofs must be designed with eaves with a minimum width of 450 mm;</p> <p>(iii) In the East Face transition Low Density Residential Zone, roofed buildings must be sited below the building limit line on the attached CLA-S7.9.1 Figure 1 - Outline Development Plan.</p> <p>(iv) In the West Face transition layer Low Density Residential Zone:</p> <p>a. Maximum building height is 7.5m. Upper floors must be located within the roof space so that buildings appear single storey;</p> <p>b. Roofed buildings are to be contained within the identified building envelope identified on the attached CLA-S7.9.2 Figure 2 - West Face Building Envelopes.</p>	<p>No Performance Criteria.</p>
--	---------------------------------

CLA-S7.7.2 Bird Strike

Objective:	To ensure that development minimises the risk of bird strike.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>(a) Development located in the General Residential Zone.</p> <p>(b) In the Low Density Residential Zone: Fences higher than 1.20m are not constructed of</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>

wire mesh.	
<p><b>A2</b></p> <p>(a) Development located outside of the General Residential Zone.</p> <p>(b) In the Low Density Residential Zone: Buildings must eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; and</p> <p>(i) Incorporate low reflective glass on all external glazing;</p> <p>(ii) Angle all external glazing to reflect the ground or built fabric rather than the sky or habitat.</p>	<p><b>P2</b></p> <p>Buildings are designed to minimise bird strike, having regard to all of the following:</p> <p>(a) The topography of the site and surrounding area;</p> <p>(b) Existing and proposed vegetation or screening;</p> <p>(c) Siting of building;</p> <p>(d) Window design;</p> <p>(e) Advice and any associated recommendations from a suitably qualified person which must be submitted with the application; and</p> <p>(f) Any advice from any relevant State or Commonwealth department.</p>

CLA-S7.7.3 Water Storage Tanks

Objective:	To minimise peak discharge from lots within the East Face - Lower Residential area to minimise impact on water quality on receiving lands and waters.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>(a) Development located outside the East Face - Lower Residential area (designated as LRE on CLA-S7.9.1 Figure 1).</p> <p>(b) Dwellings within the East Face - Lower Residential area (designated as LRE on CLA-S7.9.1 Figure 1) must be provided with a rainwater tank.</p> <p>The rainwater tank must:</p> <p>(i) have a minimum capacity of 5,000 litres;</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>

<p>(ii) be connected to the roof water drainage system; and</p> <p>(iii) be connected to a non-potable water fixture within the dwelling, including, but not limited to a toilet cistern or cold-water inlet to a washing machine, in addition to any garden watering.</p>	
--	--

## CLA-S7.8 Development Standards for Subdivision

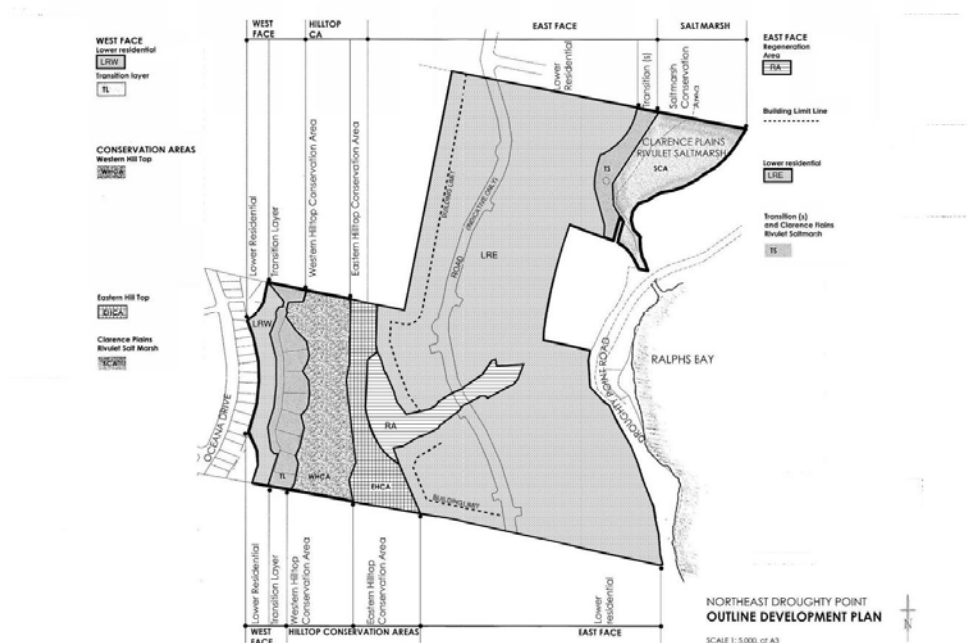
### CLA-S7.8.1 Roads and Pedestrian Connectivity

Objective:	To provide for an efficient and visually unobtrusive road network integrating traffic and pedestrian connection to adjoining land.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision does not involve the creation of new road lots.</p>	<p><b>P1</b></p> <p>The proposed road layout:</p> <ul style="list-style-type: none"> <li>(a) provides for roads located primarily across contours;</li> <li>(b) designed and detailed for low visibility;</li> <li>(c) avoids the creation of roads within the Hill;</li> <li>(d) minimises lot access onto Droughty Point Road;</li> <li>(e) provides street and pedestrian connectivity into adjoining lots.</li> </ul>
<p><b>A2</b></p> <p>The subdivision does not involve land within the Hill Top Conservation Area.</p>	<p><b>P2</b></p> <ul style="list-style-type: none"> <li>(a) A 10m wide public Skyline walkway must be facilitated and maintained through: <ul style="list-style-type: none"> <li>(i) the creation of a Public Open Space lot to be transferred to Council; or</li> <li>(ii) a formal agreement between the landowners and Council to provide for contiguity with adjoining land in other ownership.</li> </ul> </li> </ul>

	<p>(b) The public Skyline walkway must be located to minimise impacts on natural values and managed to conserve biodiversity.</p>
<p><b>A3</b></p> <p>Subdivision is not staged.</p>	<p><b>P3</b></p> <p>(a) Staging provides for the efficient installation and delivery of services.</p> <p>(b) Staging provides for the early transfer of Public Open Space lots.</p>

## CLA-S7.9 NORTH EAST DROUGHTY SPECIFIC AREA PLAN - FIGURES

### CLA-S7.9.1 Figure 1 - North East Droughty Outline Development Plan



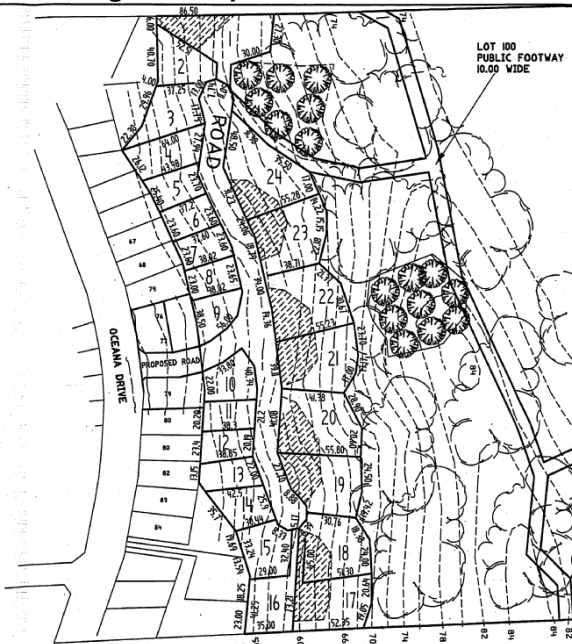
## CLA-S7.9.2 Figure 2 - West Face Building Envelopes

This plan was prepared as a proposed subdivision to accompany a subdivision application to Clarence City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown herein are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



### STAGE I

Lot 1	2320m <sup>2</sup>
Lot 2	1250m <sup>2</sup>
Lot 3	1470m <sup>2</sup>
Lot 4	1350m <sup>2</sup>
Lot 5	913m <sup>2</sup>
Lot 6	880m <sup>2</sup>
Lot 7	890m <sup>2</sup>
Lot 8	880m <sup>2</sup>
Lot 9	940m <sup>2</sup>
Lot 10	1100m <sup>2</sup>
Lot 11	810m <sup>2</sup>
Lot 12	830m <sup>2</sup>
Lot 13	870m <sup>2</sup>
Lot 14	1030m <sup>2</sup>
Lot 15	1280m <sup>2</sup>
Lot 16	1500m <sup>2</sup>
Lot 17	2220m <sup>2</sup>
Lot 18	2050m <sup>2</sup>
Lot 19	1930m <sup>2</sup>
Lot 20	2370m <sup>2</sup>
Lot 21	2340m <sup>2</sup>
Lot 22	2400m <sup>2</sup>
Lot 23	2250m <sup>2</sup>
Lot 24	2540m <sup>2</sup>



<b>Noel Leary &amp; Co. P/L</b> Land & Engineering Surveyors 132 Derby Street HOWRAH, TASMANIA Phone 08 2002390 FAX 08 2002390 E-mail nleary@noelleary.com.au	SCALE		CONTOUR INTERVAL		OCEANA DRIVE- DROUGHTY POINT ROAD HOWRAH			
	1 : 2000		2.00		PLAN OF SUBDIVISION			
	Designed	NOL	Checked	WSD	C.T.136616-1, CT235774-1 &		DATUM	File No.
	Designed		Checked		C.T.138108-66 R HOWIE		Admitted	2396
	Approved		Checked				Lease	
							Date	19-01-06
						Sheet	2 of 3	

## **CLA-S8.0 East Glebe Hill Specific Area Plan**

### **CLA-S8.1 Plan Purpose**

The purpose of the East Glebe Hill Specific Area Plan is:

- CLA-S8.1.1 To provide clear direction for the residential subdivision of the area subject to the East Glebe Hill Specific Area Plan;
- CLA-S8.1.2 To facilitate subdivision consistent with conservation of natural system and landscape values of the Clarence Plains Rivulet;
- CLA-S8.1.3 To facilitate development undertaken in accordance with best practice for efficient use of resources and of infrastructure; pedestrian friendly residential areas including a core pedestrian environment;
- CLA-S8.1.4 To provide effective physical, circulation and usage links between the immediately surrounding suburbs and more broadly, Greater Hobart.

### **CLA-S8.2 Application of this Plan**

- CLA-S8.2.1 The specific area plan applies to the area of land designated as East Glebe Hill Specific Area Plan on the overlay maps.

### **CLA-S8.3 Local Area Objectives**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S8.4 Definition of Terms**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S8.5 Use Table**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S8.6 Use Standards**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S8.7 Development Standards for Buildings and Works**

This sub-clause is not used in this Specific Area Plan.



## CLA-S8.8 Development Standards for Subdivision

### CLA-S8.8.1 Subdivision

Objective:	<p>To develop a residential subdivision that:</p> <ul style="list-style-type: none"> <li>(a) is serviced by an efficient, safe and slow speed road network that is readily understood tier of traffic cues;</li> <li>(b) is pedestrian friendly and provides opportunities for street trees and landscaping; and</li> <li>(c) provides linked and integrated open space opportunities that allows for a range of recreational experiences.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>(a) The subdivision is minor boundary adjustment and all lots meet the minimum lot size and frontage requirements specified in the relevant zone.</p> <p>Or</p> <p>(b) The subdivision is generally consistent with the lot configuration and details shown in CLA-S8.9.1 Figure 1 or CLA-S8.9.2 Figure 2 in terms of:</p> <ul style="list-style-type: none"> <li>(i) The number, width, alignment and configuration of roads;</li> <li>(ii) Number of lots; and</li> <li>(iii) Size and location of Public Open Space.</li> </ul>	<p><b>P1</b></p> <p>(a) Road network must be:</p> <ul style="list-style-type: none"> <li>(i) designed to ensure no vehicular access is permitted to Grange Road East;</li> <li>(ii) legible and able to be understood by a tier of traffic cues resulting in road hierarchy with a slow traffic environment through the residential streets;</li> <li>(iii) designed with sightlines providing for safe vehicle and pedestrian interactions;</li> <li>(iv) sufficiently wide to provide opportunities for street trees, a pedestrian friendly environment and informal surveillance of nature strips to discourage opportunistic crime;</li> <li>(v) designed to provide ready access for maintenance to services.</li> </ul> <p>(b) Proposals for road intersections onto Pass Road located other than that shown in Figure 1 attached to this development plan, must demonstrate that the design, configuration and location is suitable in terms of safety, traffic flow and impact on residential amenity.</p> <p>(c) At least one emergency egress should be provided for in the event that the main entry becomes unavailable.</p> <p>(d) Public Open Space designed to provide for:</p>

	<ul style="list-style-type: none"> <li>(i) a range of recreational opportunities through the creation of Linear Parks along the Clarence Plains Rivulet, Local Playground and Parks, and Incidental Parks; and</li> <li>(ii) walkways and safe multiuser connectivity as an alternative to using main roads.</li> </ul>
<p><b>A2</b></p> <p>(a) Subdivision is not staged; or</p> <p>(b) Staging is consistent with the CLA-S8.9.3 Figure 3.</p>	<p><b>P2</b></p> <p>(a) Staging provides for the responsible use of existing infrastructure capacity and the efficient installation and delivery of new services.</p> <p>(b) Staging provides for the early transfer of Public Open Space lots.</p>

## CLA-S8.9 EAST GLEBE HILL SPECIFIC AREA PLAN - FIGURES

### CLA-S8.9.1 Figure 1 - Lot Configuration East Glebe Hill Specific Area Plan (North)

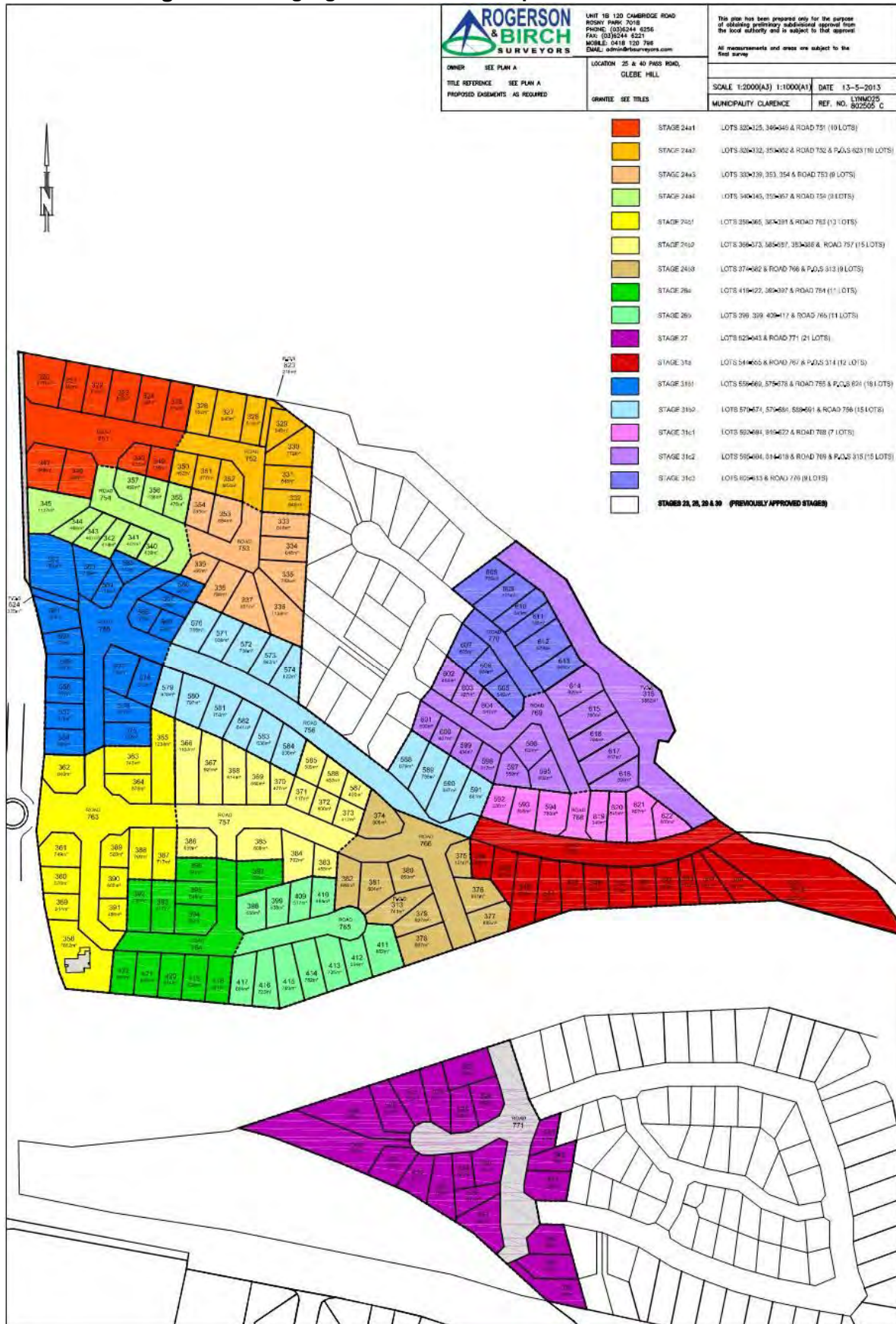


**CLA-S8.9.2 Figure 2 - Configuration East Glebe Hill Specific Area Plan (South)**





# CLA-S8.9.3 Figure 3 - Staging East Glebe Hill Specific Area Plan



CLA-S9.0 Cranston Parade Specific Area Plan

CLA-S 9.0 Cranston Parade Specific Area Plan

CLA-S9.1 Plan Purpose

The purpose of the Cranston Parade Specific Area Plan is:

- CLA-S9.1.1 To provide for a range of industrial uses at Cranston Parade, including but not limited to export oriented industries and transport and warehousing, Antarctic industries and local service industries;
- CLA-S9.1.2 To allow for the staged sequential land release at Cranston Parade commensurate with established industrial land demand;
- CLA-S9.1.3 To ensure that the off-site amenity and environmental impacts of land use and development are avoided, reduced or mitigated to acceptable levels.
- CLA-S9.1.4 To provide for a range of uses including research and tourism, where suited to unique synergies with the activities on and around the Hobart International Airport.

CLA-S9.2 Application of this Plan

- CLA-S9.2.1 The specific area plan applies to the area of land designated as Cranston Parade Specific Area Plan on the overlay maps.

CLA-S9.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

CLA-S9.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan.

CLA-S9.5 Use Table

In addition to Clause 18.2 Use Table, the following Use Table applies to this Specific Area Plan.

Use Class	Qualification
Discretionary	
Tourist Operation	

## CLA-S9.6 Use Standards

### CLA-S9.6.1 Tourist Operations

Objective:	To ensure provision is made for tourist operations relevant to the location.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Lots identified in the subdivision as being available for tourist operations are to be used for that purpose.	<b>P1</b> Alternative sites are identified that are better suited to tourist operations or a specialist report is provided demonstrating that tourist operations are not reasonably likely in the precinct.	

## CLA-S9.7 Development Standards for Buildings and Works

### CLA-S9.6.1 Rural living amenity

Objective:	To protect nearby rural living amenity.	
Acceptable Solutions		Performance Criteria
<b>A1</b> The setback from the lot boundary of a residential use must be a minimum of 100m.	<b>P1</b> The use must not cause or be likely to cause an adverse impact to the amenity of sensitive uses through emissions including noise, odour, dust, illumination or trading hours.	

## CLA-S9.8 Development Standards for Subdivision

### CLA-S9.8.1 Lot dimensions

Objective:	To ensure each lot is able to contain adequate space for development, taking into account the constraints of the site.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot must:  (a) have a minimum area of at least 2000m <sup>2</sup> ; and (b) be able to contain a 30m diameter circle; or (c) be for the provision of public utilities.	<b>P1</b>  No Performance Criteria	

<p><b>A2</b></p> <p>Each lot must have a minimum frontage of 20 metres.</p>	<p><b>P2</b></p> <p>Lot shape must be capable of allowing for the intended use with provision for car parking, vehicle movement, landscaping and the like.</p>
---	--

CLA-S9.8.2 Subdivision layout

Objective:	To ensure subdivision provides for a legible system of connections, site layout and accessibility, taking into account the physical and regional constraints of the setting.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Subdivision is a minor boundary adjustment.</p>	<p><b>P1</b></p> <p>Lot layout must provide for the creation of a buffer between industrial land use and rural living land use to the south of the site.</p> <p>The buffer to sensitive uses must be generally in accordance with the Site Master Plan – Site Stormwater Drainage Plan (Pitt and Sherry), and must include appropriate covenants precluding inappropriate development of that area.</p>
<p><b>A2</b></p> <p>Subdivision is a minor boundary adjustment.</p>	<p><b>P2</b></p> <p>Lot layout must give appropriate consideration to the demonstrated environmental values of the site by ensuring such values are accommodated within the design, where feasible.</p>
<p><b>A3</b></p> <p>Subdivision is a minor boundary adjustment.</p>	<p><b>P3</b></p> <p>Access must be in accordance with the recommendations of a traffic impact assessment, which must consider the appropriateness of access via Cranston Parade and access via Holyman Avenue.</p>
<p><b>A4</b></p> <p>Subdivision is a minor boundary adjustment.</p>	<p><b>P4</b></p> <p>The subdivision plan must identify sites suited to tourism operations towards the south-east portion of the site, in proximity to Holyman Drive.</p>
<p><b>A5</b></p> <p>Subdivision is a minor boundary adjustment.</p>	<p><b>P5</b></p> <p>Street construction and design should provide safe and convenient movement for pedestrians and traffic</p>

	movement associated with industrial development.
<b>A6</b> Lot layout must provide for an extension of the Tangara Trail to enable the connection of the existing Trail at Rotary Place to Shelomith Drive. The extension is to be in the form of a public open space reservation with a minimum width of 10m, abutting the southeastern boundary of the site	<b>P6</b> A suitable alternative to the extension of the Tangara Trail that provides for the connection of Rotary Place to Shelomith Drive, provided that the location and design complies with the Council's Tracks and Trails Strategy and is endorsed accordingly by the relevant Council committee.
<b>A3</b> Subdivision must ensure that, based on a 1 in 100 year event, natural drainage paths and significant stormwater catchment areas are protected from inappropriate development.	<b>P3</b> No Performance Criteria.

CLA-S9.8.1 Subdivision staging

Objective:	To ensure sequential land release meets demonstrable demand.
Acceptable Solutions	Performance Criteria
<b>A1</b> Staging must ensure that 50% of the land within the Specific Area Plan area is reserved for future industrial and associated development, in the form of balance lots with an area equal to or greater than 10ha.	<b>P1</b> A precinct plan must demonstrate there is an unmet demand for smaller balance lots. The precinct plan is to contain: <ul style="list-style-type: none"> <li>(a) an industrial land supply and demand analysis for the Southern Region; and</li> <li>(b) an indicative lot release plan.</li> </ul>



## CLA-S10.0 North Glebe Hill Specific Area Plan

### CLA-S10.1 Plan Purpose

The purpose of the North Glebe Hill Specific Area Plan is:

- CLA-S10.1.1 To provide clear direction for the residential subdivision of the area subject to the North Glebe Hill Specific Area Plan.
- CLA-S10.1.2 To ensure an efficient road layout providing a high level of connectivity, safety and amenity for future residential development occupying the area subject to this Specific Area Plan.
- CLA-S10.1.3 To ensure the staging of subdivision development is consistent with the available infrastructure provision for the area subject to this Specific Area Plan.
- CLA-S10.1.4 To manage the interface between rural and residential land uses and any resulting land use conflicts.

### CLA-S10.2 Application of this Plan

- CLA-S10.2.1 The specific area plan applies to the area of land designated as the North Glebe Hill Specific Area Plan on the overlay maps.

### CLA-S10.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan

### CLA-S10.4 Definition of Terms

- CLA-S10.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Scheme Date	The date this Planning Scheme came into operation.

### CLA-S10.5 Use Table

This sub-clause is not used in this Specific Area Plan.

### CLA-S10.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

### CLA-S10.7 Development Standards for Buildings and Works

CLA-S10.7.1 Development of Stage 4

Objective:	To minimise conflict between sensitive and rural/agricultural uses.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>(a) Development of Stage 4 as shown in Figure 2 is limited to:</p> <ul style="list-style-type: none"> <li>(i) works related to minor utilities; and/or</li> <li>(ii) works related to revegetation and/or maintenance of the vegetated buffer</li> </ul> <p>(b) Notwithstanding the above, and subject to the otherwise applicable development standards, development of Stage 4 may be undertaken in the event that the land to the north is no longer zoned and/or used for rural purposes.</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>

## CLA-S10.8 Development Standards for Subdivision

CLA-S10.8.1 Future Road

Objective:	To guide development to ensure an efficient road layout providing a high level of connectivity, safety and amenity for future residential development.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Road layout and connections to adjoining properties consistent with Figure CLA-S10.9.1.</p>	<p><b>P1</b></p> <p>Development must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide connections to the existing roads abutting the site along the southern boundary;</li> <li>(b) are legible and provide appropriate future connections along the northern boundary;</li> <li>(c) provide for linkages to Pass Road for emergency purposes and maintenance vehicles to the stormwater management area;</li> <li>(d) provide appropriate connection to 102 Pass Road (CT 114229/2);</li> <li>(e) maintain appropriate vehicular access to 52 Minno Street (CT 125198/1).</li> </ul>
<p><b>A2</b></p> <p>Road widths consistent with Figure CLA-S10.9.1.</p>	<p><b>P2</b></p> <p>Road widths within the development must comply with all of the following:</p>

	<p>(a) achieve a hierarchy within the development;</p> <p>(b) be consistent with the roads adjoining the site;</p> <p>(c) not present a traffic hazard.</p>
--	---

#### CLA-S10.8.2 Lot Size

Objective:	To provide for the creation of one upper environmental living lot.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The site is located wholly or partially outside the Environmental Living Zone.</p>	<p><b>P1</b></p> <p>Despite the provision of the underlying zone, land zoned, or partially zoned Environmental Living may be subdivided to create one sub minimal lot suitable for residential purposes as at Scheme Date.</p>

#### CLA-S10.8.3 Stormwater management

Objective:	To ensure sufficient land is reserved for stormwater management.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Where a subdivision involves the land identified in Figure CLA-S10.9.2 as "Stage 1 land adjoining Pass Road reserved for stormwater management", permit conditions must require that land to be shown on the final plan as being reserved for that purpose.</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>

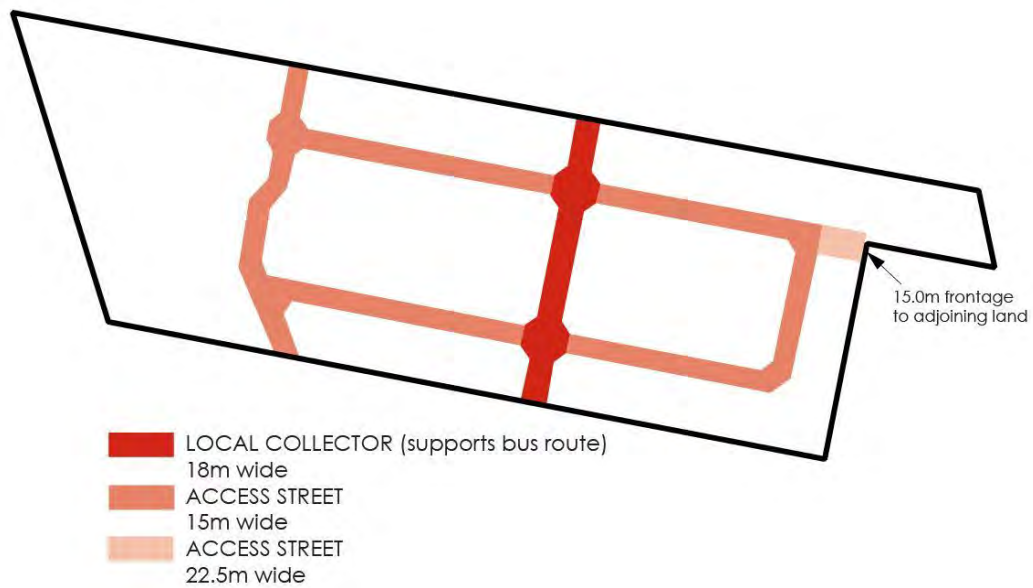
#### CLA-S10.8.4 Staging

Objective:	To ensure the staging of development is consistent with the available infrastructure provision.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>With the exception on Stage 4, staging must in accordance with Figure CLA-S10.9.2; Stage 4 is to be sealed as a single lot at the same time as Stage 1.</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>
<p><b>A2</b></p> <p>Before the sealing of any stages a vegetated buffer must be established on the area identified as Stage</p>	<p><b>P2</b></p> <p>No Performance Criteria.</p>

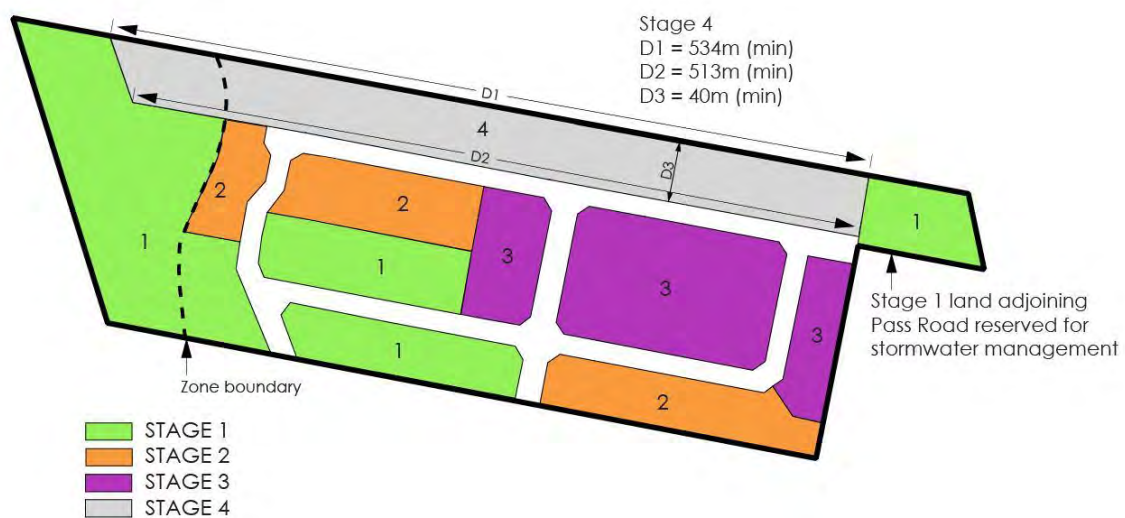
<p>4 on Figure CLA-S10.9.2.</p> <p>The buffer must:</p> <ul style="list-style-type: none"> <li>(a) extend for its entire length with a minimum width of 40 metres; and</li> <li>(b) include a variety of plantings to provide adequate screening between the rural and residential uses.</li> </ul> <p>Permit conditions must provide for:</p> <ul style="list-style-type: none"> <li>(a) details of the vegetation to be provided to Council's satisfaction;</li> <li>(b) the vegetated buffer to be implemented according to accepted guidelines and standards to Council's satisfaction; and</li> <li>(c) a Part 5 agreement requiring the retention and maintenance of the vegetated buffer on the area identified as Stage 4 until such time as the adjacent land to the north is no longer zoned and/or used for rural purposes.</li> </ul>	
---	--

## CLA-S10.9 NORTH GLEBE HILL SPECIFIC AREA PLAN MAPS

### CLA-S10.9.1 Figure 1 – Road Layout Plan



### CLA-S10.9.2 Figure 2 – Staging Plan



## CLA-S11.0 Sandford Specific Area Plan

### CLA-S11.0 Sandford Specific Area Plan

#### CLA-S11.1 Plan Purpose

The purpose of the Sandford Specific Area Plan is:

- CLA-S11.1.1 To guide subdivision and development to ensure an efficient road layout that provides a high level of connectivity, safety and amenity.
- CLA-S11.1.2 To provide for the infill or consolidation of an existing rural living community, in accordance with the Southern Tasmania Regional Land Use Strategy 2010 -2035 (1 October 2013), ensuring in particular that each of the tests of the Regional Strategy's Policy SRD 1.3 (p 95) are met.
- CLA-S11.1.3 To enable the continued operation of the existing Sandford Quarry consistent with any Environmental Protection Notice (EPN) permit conditions that apply to the operation of the quarry from time to time.

#### CLA-S11.2 Application of this Plan

- CLA-S11.2.1 The specific area plan applies to the area of land designated as the Sandford Specific Area Plan on the overlay maps.

#### CLA-S11.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan

#### CLA-S11.4 Definition of Terms

- CLA-S11.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Scheme Date	The date this Planning Scheme came into operation.

#### CLA-S11.5 Use Table

In addition to the Rural Living Zone's Use Table at 11.2, and despite the Residential provisions to the contrary, the following Use Table applies to the area subject to this Specific Area Plan.

Use Class	Qualification
<b>Permitted</b>	
Residential	If: (a) for single dwelling; and (b) if the quarry at 100 School Road, Sandford has ceased to operate.
<b>Discretionary</b>	

Extractive Industry	Only if located at 100 School Road, Sandford comprised in folio of the register Volume 135274 Folio 3.
Residential	If: (c) for single dwelling; or (d) not listed as Permitted.

## CLA-S11.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

## CLA-S11.7 Development Standards for Buildings and Works

### CLA-S11.7.1 Residential Amenity

Objective:	(a) To ensure that quarry located at 100 School Road, Sandford does not have an unreasonable impact on nearby residential amenity; and  (b) To protect the quarry from potential land use conflict arising from the development of dwellings in proximity to it.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  (a) The development is not associated with a Residential use; or  (b) The development is a non-habitable building or structure associated with an existing single dwelling; or  (c) The quarry at 100 School Road, Sandford has ceased to operate.		<b>P1</b>  Development of a single dwelling is to take into account potential impacts from the quarry including noise, dust and visual amenity and be designed, sited or screened accordingly.

### CLA-S11.7.2 Future Connections

Objective:	To ensure that development does not compromise a future subdivision layout that is integrated with the adjacent rural living community by providing vehicular connections and pedestrian movement generally in accordance with Figure 1.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Development not associated with road construction must be outside the future road alignments shown in Figure 1.		<b>P1</b>  Development within the road alignments shown in Figure 1 must demonstrate that it will not prevent a suitable alternative road connection from being constructed.
<b>A2</b>		<b>P2</b>

<p>(a) The lot is serviced by an existing public road or trail connection located generally in accordance with Figure 1; or</p> <p>(b) The development of a single dwelling is setback from any future road or future trail connection shown in Figure 1 in accordance with the front setback specified for an existing road under the Acceptable Solution at Section 11.4.2 in the Rural Living zone.</p>	No Performance Criteria.
--	--------------------------

## CLA-S11.8 Development Standards for Subdivision

### CLA-S11.8.1 Future Road Connections.

Objective:	To ensure the subdivision layout provides for a design, that is integrated with the adjacent existing rural residential area by providing connections for vehicular movement.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The lot layout must provide for the construction of a road from Germain Court extending to School Road generally in accordance with the Road Layout Plan shown in Figure 1.</p>	<p><b>P1</b></p> <p>Roads must be generally in accordance with the Road Layout Plan shown in Figure 1. The road may be realigned, or additional roads included provided that the objective of this clause is met, including the construction of a road connecting Germain Court to School Road</p>

### CLA-S11.8.2 Future Public Open Space Connections

Objective:	To ensure the subdivision layout provides for a design, that is integrated with the adjacent existing rural living area by providing connections for pedestrian movement and other recreational use.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>(a) The subdivision must provide for a public open space lot connecting the existing public open space lot between Germain Court and School Road to Delphis Drive, generally in accordance with the future trail connection shown in Figure CLA-S11.9.1.</p> <p>(b) The subdivision must provide for a public open space lot along the western side of School Road, generally in accordance with the future trail connection shown in Figure CLA-S11.9.1.</p>



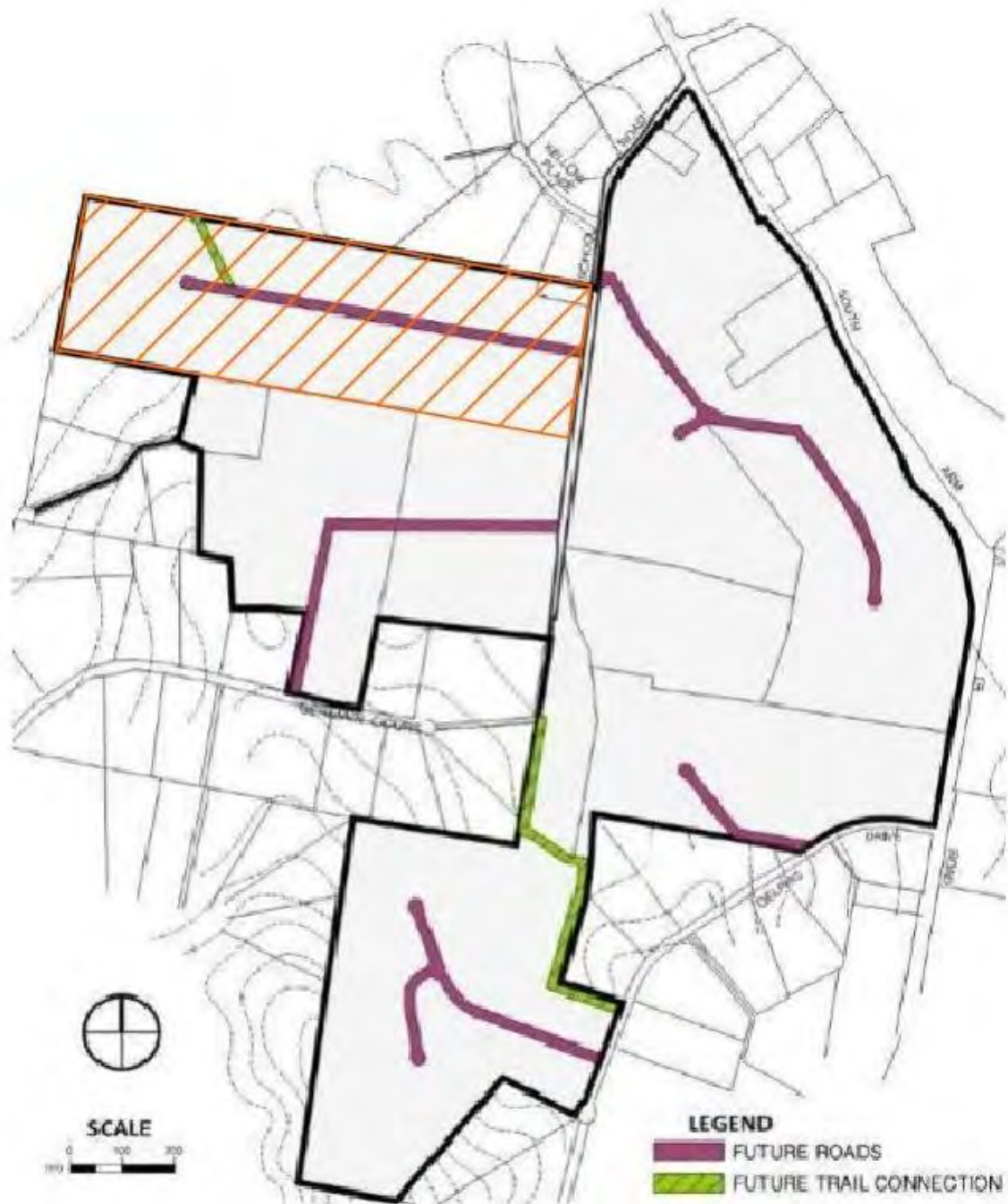
<b>A2</b>  No Acceptable Solution.	<b>P2</b>  Additional public open space may be provided, if it does not conflict with the links required in P1 above and the Future Road Connections at CLA-S11.8.1.
--	--

CLA-S11.8.3      Staging

Objective:	To secure the construction and transfer of future roads and trail connections at an early stage of subdivision.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  No Acceptable Solution.		<b>P1</b>  Subdivision of the area may be staged, provided that all of the following are satisfied: <ul style="list-style-type: none"> <li>(a) A suitable staging plan is provided ensuring timely provision of road and trail connections and payment of any public open space requirements.</li> <li>(b) Staging must be logical and sequential, commencing from existing road infrastructure.</li> <li>(c) The only subdivision that can occur to the west of the school road alignment, prior to the construction of the road and trail connections to Germain Court, generally in accordance with Figure CLA-S11.9.1 is no more than 12 lots, within the hatched portion of Figure CLA-S11.9.1.</li> <li>(d) Any subdivision to the west of the School Road alignment which includes the land contained in CT 30596/4 must provide for construction of the road and trail connections to Germain Court, generally in accordance with Figure CLA-S11.9.1 before the sealing of any non-road lots.</li> <li>(e) The first stage of any subdivision at the southern end of Delphis Drive must include the trail connection to Germain Court generally in accordance with Figure CLA-S11.9.1.</li> </ul>

## CLA-S11.9 SANDFORD SPECIFIC AREA PLAN MAPS

### CLA-S11.9.1 Figure 1 – Road & Trail Layout Plan



## **CLA-S12.0 Begonia Street Specific Area Plan**

### **CLA-S12.1 Plan Purpose**

The purpose of the Begonia Street Specific Area Plan is:

- CLA-S12.1.1 To provide direction for the location of vehicular access associated with subdivision of land bounded by Begonia Street, Flagstaff Gully Link Road and Flagstaff Gully Road.

### **CLA-S12.2 Application of this Plan**

- CLA-S12.2.1 The specific area plan applies to the area of land designated as the Begonia Street Specific Area Plan on the overlay maps.

### **CLA-S12.3 Local Area Objectives**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S12.4 Definition of Terms**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S12.5 Use Table**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S12.6 Use Standards**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S12.7 Development Standards for Buildings and Works**

This sub-clause is not used in this Specific Area Plan.

### **CLA-S12.8 Development Standards for Subdivision**

- CLA-S12.8.1 Access

Objective:	To ensure that vehicular access associated with future residential subdivision does not direct traffic onto Begonia Street.
------------	---

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Subdivision:</p> <ul style="list-style-type: none"> <li>(a) is a minor boundary adjustment, where no additional lots are created; or</li> <li>(b) is for the purposes of providing public services and utilities; or</li> <li>(c) is to provide for public open space.</li> </ul>	<p><b>P1</b></p> <p>Subdivision must not provide for a road junction or other vehicular access to Begonia Street.</p>

## CLA-S13.0 Glebe Hill Neighbourhood Centre Specific Area Plan

### CLA-S13.1 Plan Purpose

The purpose of the Glebe Hill Neighbourhood Centre Specific Area Plan is:

- CLA-S13.1.1 To provide for the staged development of a Neighbourhood Centre at Glebe Hill that will serve the residential development in the Glebe Hill Estate and the adjoining Rokeby/ Droughty Point growth corridor.
- CLA-S13.1.2 To ensure that the Neighbourhood Centre comprises a supermarket and supporting retail and food services, and complementary commercial and community development
- CLA-S13.1.3 To provide for Neighbourhood Centre that is of a scale consistent with surrounding residential development that does not adversely impact the visual and general amenity.
- CLA-S13.1.4 To ensure that function of the Glebe Hill Neighbourhood Activity Centre serves local food retailing needs supported by additional uses providing community or public benefit to the residents in the Glebe Hill Estate and the adjoining Rokeby/Droughty Point growth corridor.

### CLA-S13.2 Application of this Plan

- CLA-S13.2.1 The specific area plan applies to the area of land designated as the Glebe Hill Neighbourhood Centre Specific Area Plan on the overlay maps.

### CLA-S13.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan

### CLA-S13.4 Definition of Terms

- CLA-S13.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Public Art	is any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
Public Art Works	<p>Includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <ul style="list-style-type: none"><li>(a) <i>Functional</i>: seating, lighting, bollards or similar</li><li>(b) <i>Decorative</i>: for example incorporated imagery or sculpture in a</li></ul>

	<p>structure such as paving</p> <p>(c) <i>Iconic</i>: stand alone sculptural works</p> <p>(d) <i>Integrated</i>: fully incorporated within the design such as floor or window design</p> <p>(e) <i>Site specific</i>: specifically for and responsive to a particular site, thematically or through use of scale or materials</p> <p>(f) <i>Interpretive</i>: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works</p> <p>(g) <i>Temporary/Ephemeral</i>: the work is not intended to be permanent – could be part of a performance, event or garden/natural area</p> <p>(h) <i>Commemorative/celebratory</i>: Acknowledging or recalling an event, activity or person important to the local community - temporary or permanent</p>
--	---

### CLA-S13.5 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for a sub-station, telecommunications infrastructure or services infrastructure required to support development on the site.
<b>Permitted</b>	
General Retail and Hire	<p>If in the area identified as Precinct 1 in Figure 1 and comprising of:</p> <p>(a) A single supermarket with a maximum gross floor area of 3500m<sup>2</sup>; and</p> <p>(b) Supporting retail and hire with a combined maximum gross floor area of 1810m<sup>2</sup>.</p>
Food services	If the site contains an existing supermarket or alternatively forms part of an application that includes the development of a supermarket.
Vehicle Sales and Service	If for a service station and in the area identified as Precinct 2 in Figure 1.
<b>Discretionary</b>	

Business and professional services	
Community meeting and entertainment	
Educational and occasional care	
Food services	
General retail and hire	If not listed as Permitted.
Hotel Industry	If for a bottle shop.
Passive recreation	
Sports and recreation	
Utilities	If not listed as Permitted.
Vehicle fuel sales and service	
<b>Prohibited</b>	
All other uses	

## CLA-S13.6 Use Standards

### CLA-S13.6.1 Precinct Objectives

Objective:	To ensure that food retailing needs are supported by additional uses providing community or public benefit to the residents in the Glebe Hill Estate and the adjoining Rokeby/Droughty Point growth corridor.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Must be a permitted use.		<b>P1</b> Use must demonstrate that they are consistent with this Specific Area Plan Purpose Statements.

## CLA-S13.7 Development Standards for Buildings and Works

### CLA-S13.7.1 Materials and design

Objective:	To ensure a high standard of urban design that reflects the commercial function within the context of its surrounding residential development.	
Acceptable Solutions		Performance Criteria
<b>A1</b>		<b>P1</b> (a) external finishes of buildings (walls, roofing and

<p>Development does not involve:</p> <p>(a) the construction of a new building; or</p> <p>(b) external alterations to an existing building.</p>	<p>windows) are to be compatible with existing residential development within the vicinity;</p> <p>(b) walls constructed of face brick, rendered masonry or similar, should borrow texture and colours from existing residential development in the vicinity;</p> <p>(c) tilt-up concrete slabs and similar large scale wall construction must include sufficient detail and relief to enable a scale of structure that is compatible with residential development in the vicinity;</p> <p>(d) to provide for domestic scale elements within its residential setting, roof form must:</p> <p>(i) be low pitched gable, hipped, skillion or a combination of such forms; and</p> <p>(ii) large expanses of planar roof forms in view from adjacent residential areas must be mitigated through suitable architectural design and building elements, building orientation, and/or landscaping.</p> <p>Roof top infrastructure is to be suitably screened, details of which are to be included on the relevant elevations.</p>
<p><b>A2</b></p> <p>Landscaping must be provided and incorporate the following features as appropriate to development in each Precinct as shown in Figure CLA-S13.9.1:</p> <p>(a) an evergreen tree screen between the rear of property boundaries in Hance Road and Norfolk Drive, and the proposed new slip lane off Rokeby Road/South Arm Highway; an avenue of evergreen street trees within the road reserve on the southern side of the proposed new slip lane;</p> <p>(b) an avenue of deciduous street trees and lower non-deciduous understorey;</p> <p>(c) plantings within the 15m setback from boundaries to Rokeby Road/South Arm Highway;</p> <p>(d) street trees are to be protected with metal guards until maturity;</p>	<p><b>P2</b></p> <p>For new development landscaping must be provided that:</p> <p>(a) enhances the appearance of development and provide for a high quality streetscape and visual amenity within the Glebe Hill Neighbourhood Centre;</p> <p>(b) enhances amenity and interest having regard to species, diversity, a range of plant height, forms, density and maintenance requirements;</p> <p>(c) seeks to establish avenue type plantings adjacent to the road boundaries; and</p> <p>(d) does not create concealed entrapment spaces.</p>



On-site parking for individual developments must include shade trees which are to be protected by metal guards. Such details are to be provided as part of a landscape plan for individual developments.	
--	--

CLA-S13.7.2 Siting and scale

Objective:	To ensure the commercial development complements its domestic setting and responds to the scale envisaged by the Clarence Activity Centre Strategy December 2013.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	All development to be setback a minimum 15m from boundaries to Rokeby Road/South Arm Highway.	<b>P1</b> Development is set back sufficiently to provide and maintain a continuous avenue of trees and screen plantings between Rokeby Road/South Arm Highway and development.
<b>A2</b>	(a) the minimum side boundary setback is 4m. (b) the minimum setback to the slip lane (or future slip lane) is 9m.	<b>P2</b> No Performance Criteria.
<b>A3</b>	The maximum height of buildings and signage is: 8.5m.	<b>P3</b> Building height must: (a) be consistent with the purpose and objectives of this Specific Area Plan; (b) is compatible with the scale of adjoining residential development within proximity to the site; (c) not unreasonably overshadow public spaces; and (d) provide a transition in height between adjoining buildings, where appropriate.

CLA-S13.7.3 Staging

Objective:	To provide for the staged delivery of the commercial development envisaged by the Clarence Activity Centre Strategy December 2013.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	(a) development is associated with Precinct 1 as	<b>P1</b> Precincts 2 & 3 may be developed in the reverse

<p>identified in Figure CLA-S13.9.1; or</p> <p>(b) development within the area identified as Precinct 2 in Figure CLA-S13.9.1 provided that construction works associated with the development of the supermarket in Precinct 1 has commenced; or</p> <p>(c) development of the area, or part of the area identified as Precinct 3 in Figure CLA-S13.9.1 provided that construction works associated with the development of area identified as Precinct 2 has commenced.</p>	<p>order where it can be demonstrated that the proposal is consistent with the purpose and Desired Future Character Statements of this Specific Area Plan.</p>
---	--

#### CLA-S18.7.4 Public art

<p>Objective:</p>	<p>To ensure that public art can contribute to:</p> <ul style="list-style-type: none"> <li>(a) improving legibility of the streetscape and making it's buildings more identifiable.</li> <li>(b) enhancing a sense of place through public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</li> <li>(c) improving interpretation of the cultural, environmental and built values.</li> <li>(d) improving visual amenity by use of public art to screen unattractive views and improve the appearance of places.</li> <li>(e) improving the functionality of the public domain through the use of public art to provide appropriate street furniture and amenities.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Developments with development costs over \$1M must provide a contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land within the precinct containing the development site.</p>	<p><b>P1</b></p> <p>Developments with development costs over \$1M must provide public art works valued at a ratio of at least 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be provided in a form and location agreed to by Council, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The Public Arts Policy 2013.</li> <li>(b) The proximity of the development site to a suitable location for public art, so that the development may receive some benefit from the</li> </ul>

	work.
--	-------

## CLA-S13.8 Development Standards for Subdivision

### CLA-S13.8.1 Lot configuration

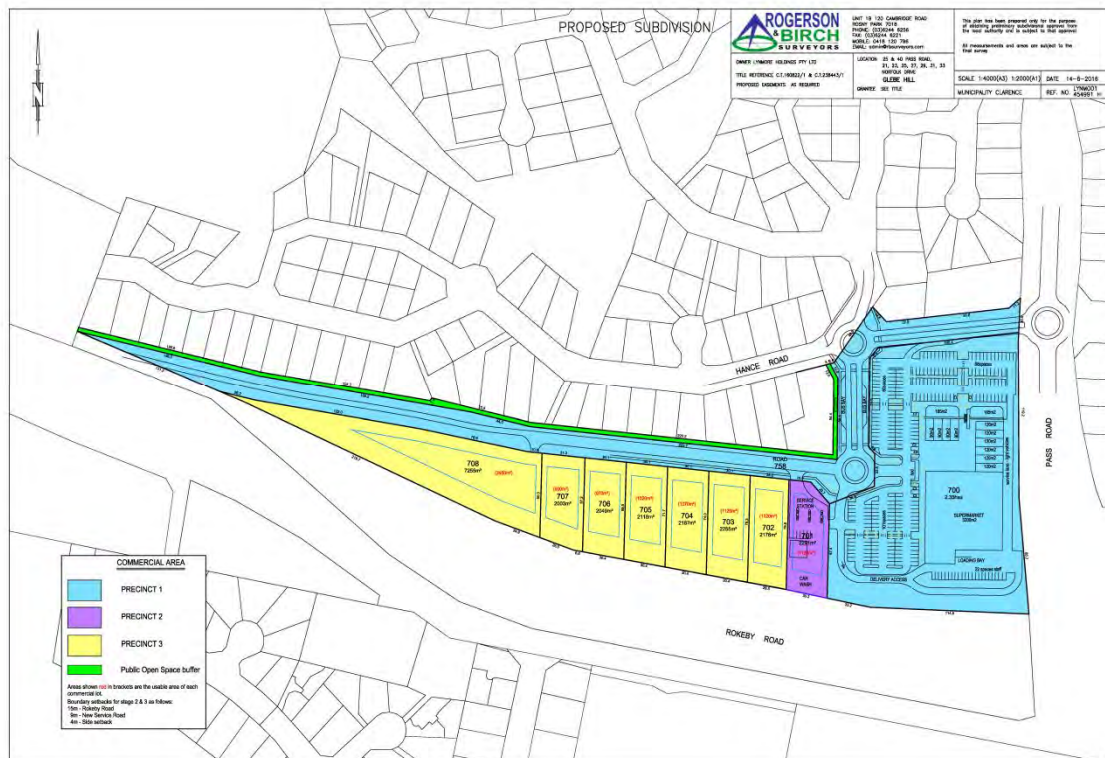
<b>Objective:</b>	To ensure that subdivision and lot configuration complements its domestic setting and responds to the scale envisaged by the Clarence Activity Centre Strategy December 2013.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Subdivision and minor boundary adjustments must be consistent with Figure CLA-S13.9.1.	<b>P1</b> Lot sizes and configuration of Precincts 1 & 2 must be broadly consistent with Figure 1. Lots in Precinct 3 may vary the number and/or respective lots provided that: <ul style="list-style-type: none"> <li>(a) it can be demonstrated that the proposal will not compromise the Purpose of this Specific Area Plan; and</li> <li>(b) does not result in the creation on any internal lots.</li> </ul>

### CLA-S13.8.2 Staging

<b>Objective:</b>	To provide for the staged delivery of lots for commercial development envisaged by the Clarence Activity Centre Strategy December 2013.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> (a) subdivision is not staged; or (b) staging sequence reflects the Precinct sequencing identified on Figure CLA-S13.9.1.	<b>P1</b> No Performance Criteria.

# CLA-S13.9 GLEBE HILL NEIGHBOURHOOD CENTRE SPECIFIC AREA PLAN - FIGURES

## CLA-S13.9.1 Figure 1 - Subdivision & Staging Plan



## CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan

### CLA-S14.1 Plan Purpose

The purpose of the Oceana Drive Residential and Bushland Specific Area Plan is:

- CLA-S14.1.1 To provide direction for development on the Rokeby Hills above Oceana Drive that facilitates compatible residential use and associated conservation management of the Rokeby Hills bushland and facilitates a visual (landscape) and fire defence transition between downslope residential and upslope bushland.
- CLA-S14.1.2 To facilitate development and use on the Rokeby Hills above Oceana Drive consistent with the conservation and protection of natural and landscape values.
- CLA-S14.1.3 To facilitate development undertaken in accordance with best practice for efficient use of resources, infrastructure, pedestrian friendly residential areas, and bushfire hazard management.
- CLA-S14.1.4 To provide effective recreation and emergency services linkage.

### CLA-S14.2 Application of this Plan

- CLA-S14.2.1 The specific area plan applies to the area of land designated as the Oceana Drive Residential and Bushland Specific Area Plan on the overlay maps.

### CLA-S14.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan

### CLA-S14.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan

### CLA-S14.5 Use Table

This sub-clause is not used in this Specific Area Plan

### CLA-S14.6 Use Standards

This sub-clause is not used in this Specific Area Plan

## CLA-S14.7 Development Standards for Buildings and Works

### CLA-S14.7.1 Visual Impact

Objective:	<p>(a) To allow for residential development that makes a visual and landscape transition between conserved bushland upslope and standard suburban development downslope.</p> <p>(b) To minimise the visual impact of residential development on larger bushland lots.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The maximum building height is 4.5m.</p>	<p><b>P1</b></p> <p>Buildings up to a maximum of 7.5m in height may be approved where the design, external colours and materials of buildings and fences unobtrusively blend with the natural landscape and minimise visual intrusion.</p> <p>Materials and surfaces should be:</p> <p>(a) of low light reflectivity; and</p> <p>(b) of dark natural colour (such as black, grey, brown and green); or</p> <p>(c) of dark appearance throughout the day due to shading.</p>

### CLA-S14.7.2 Siting of development on bushland lots

Objective:	To provide for bushland conservation through complementary residential use on larger lots and public open space with accessible public walking tracks.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>In the areas zoned Environmental Living:</p> <p>Single dwelling and associated outbuildings located on a bushland lot within the indicative house site as shown on Figure CLA-S14.9.2.</p>	<p><b>P1</b></p> <p>Development for dwellings, garden sheds, garages, carports, clearing, gardens or areas of vegetation disturbance must be located to minimise adverse impacts on natural and landscape values generally consistent with Figure CLA-S14.9.2.</p>

### CLA-S14.7.3 Fences, retaining walls and paving

Objective:	(a) To allow for residential development that makes a visual and landscape transition
------------	---

	<p>between conserved bushland upslope and standard suburban development downslope.</p> <p>(b) To provide for residential use on larger bushland conservation lots.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>In the areas zoned Low Density Residential:</p> <p>(a) retaining walls must be less than 2m;</p> <p>(b) paved areas must not be wider than 2m; and</p> <p>(c) retaining walls, paved areas and boundary fences adjoining a road or public reserve greater than 1.2m high and other boundary fences greater than 2.1m high must be constructed in materials that are:</p> <p>(i) of low light reflectivity; and</p> <p>(ii) of dark natural colour (such as black, grey, brown and green); or</p> <p>(iii) of dark appearance throughout the day due to shading.</p>	<p><b>P1</b></p> <p>Variations may be approved where the location is such that the item will not be visually prominent from public streets or public open space (i.e. the item is screened or partially screened).</p>
<p><b>A2</b></p> <p>In the areas zoned Environmental Living:</p> <p>Boundary fences greater than 1.2m high adjoining Public Open Space are of post and wire strand construction.</p>	<p><b>P2</b></p> <p>Boundary fences adjoining Public Open Space are to be of low visual prominence and allow free movement of native animals.</p>

CLA-S18.7.4 Bird Strike

Objective:	To ensure that development minimises the risk of bird strike.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>In the areas zoned Environmental Living:</p> <p>Fences higher than 1.2m are not constructed of wire</p>	<p><b>P1</b></p> <p>No Performance Criteria.</p>

mesh.	
<p><b>A2</b></p> <p>Buildings must eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; and</p> <p>(a) Incorporate low reflective glass on all external glazing;</p> <p>(b) Angle all external glazing to reflect the ground or built fabric rather than the sky or habitat.</p>	<p><b>P2</b></p> <p>Buildings are designed to minimise bird strike, having regard to all of the following:</p> <p>(a) The topography of the site and surrounding area;</p> <p>(b) Existing and proposed vegetation or screening;</p> <p>(c) Siting of building;</p> <p>(d) Window design;</p> <p>(e) Advice and any associated recommendations from a suitably qualified person which must be submitted with the application; and</p> <p>(f) Any advice from any relevant State or Commonwealth department.</p>

## CLA-S14.8 Development Standards for Subdivision

### CLA-S14.8.1 Subdivision Layout

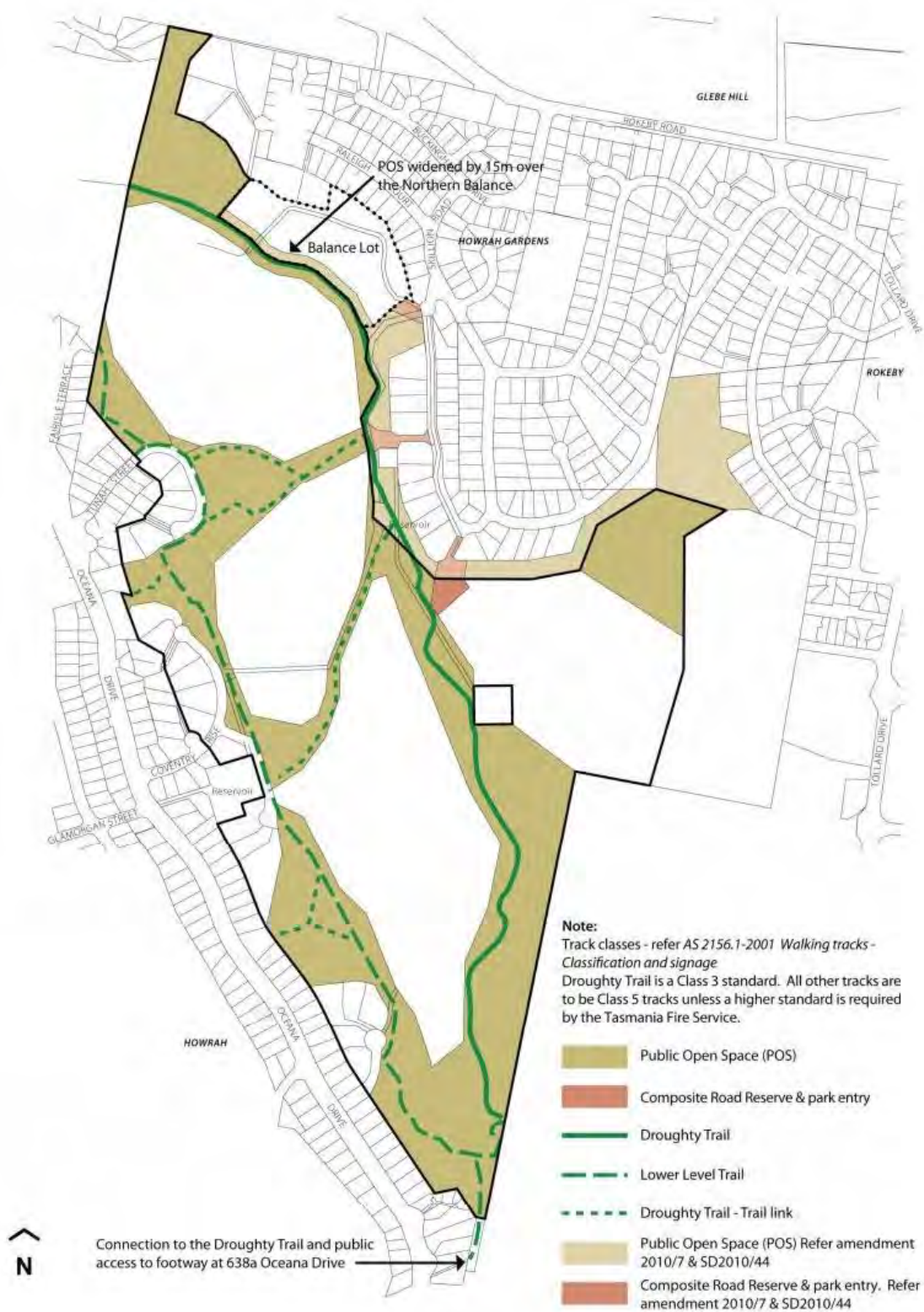
Objective:	To provide for bushland conservation through complementary residential use on larger lots and public open space with accessible public walking tracks.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No acceptable solution.</p>	<p><b>P1</b></p> <p>Notwithstanding the minimum lot size in the Environmental Living Zone, any subdivision must provide a maximum of four (4) bushland residential lots which must satisfy all of the following:</p> <p>(a) have a minimum lot size of 5ha.</p> <p>(b) have a building area with sufficient area for bushfire hazard management in areas with lesser conservation values and:</p> <p>(i) lower visual sensitivity; or</p> <p>(ii) where visual sensitivity can be satisfactorily</p>



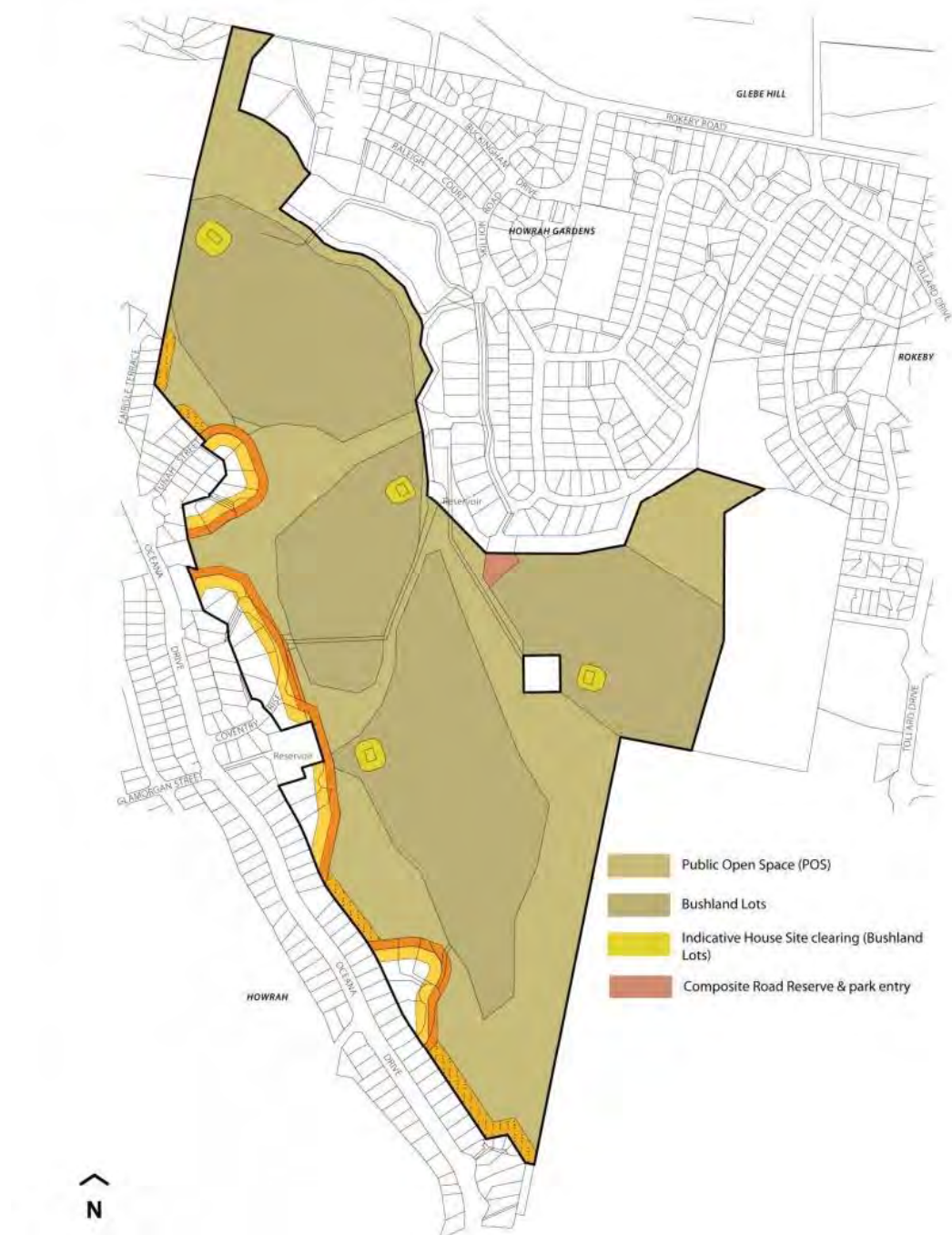
	addressed.
<p><b>A2</b></p> <p>No acceptable solution.</p>	<p><b>P2</b></p> <p>Public Open Space must be provided that satisfies all of the following:</p> <p>(a) Location of public open space areas and track alignment must allow for:</p> <ul style="list-style-type: none"> <li>(i) pedestrian use;</li> <li>(ii) minor infrastructure associated with recreational activities; and</li> <li>(iii) public recreational activities as authorised in writing from time to time by the Minister.</li> </ul> <p>(b) Track alignment that is generally consistent with Figure CLA-S14.9.1.</p>

## CLA-S14.9 Oceana Drive Residential and Bushland Specific Area Plan - Figures

### CLA-S14.9.1 Figure 1 - Public Open Space and Tracks



CLA-S14.9.2 Figure 2 - Indicative House Sites on **Bushland** lots



## CLA-S15.0 Cambridge Industrial Estate Specific Area Plan

### CLA-S15.1 Plan Purpose

The purpose of the Cambridge Industrial Estate Specific Area Plan is:

- CLA-S15.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where offsite impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.
- CLA-S15.1.2 To promote efficient use of existing industrial land stock.
- CLA-S15.1.3 To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones; and.
- CLA-S15.1.4 To provide for local service industry activity with good access to strategic transport networks.
- CLA-S15.1.5 To implement the Cambridge Industrial Estate Local Area Objectives.

### CLA-S15.2 Application of this Plan

- CLA-S15.2.1 The specific area plan applies to the area of land designated as the Cambridge Industrial Estate Specific Area Plan on the overlay maps.

### CLA-S15.3 Local Area Objectives

#### CLA-S15.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.1	Precinct A shown in green on Figure1.	To promote the purpose of this Plan by providing a separation buffer ensuring that uses do not have unreasonable impact on nearby residential amenity.

#### CLA-S15.3.2 Local Area Objectives – Precinct B

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.2	Precinct B shown in brown on Figure1.	To provide for a range of light industrial uses that do not have unreasonable impact on nearby residential amenity.

#### CLA-S15.3.3 Local Area Objectives – Precinct C

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.3	Precinct B shown in yellow on Figure1.	To recognise alignment of the future Cambridge Bypass Road.

## CLA-S15.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan

## CLA-S15.5 Use Table

### CLA-S15.5.1 Use Table – Precinct A

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
<b>Discretionary</b>	
<b>Prohibited</b>	
All other uses	

### CLA-S15.5.2 Use Table – Precinct B

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Bulky Goods Sales	If for machinery retailing
Service Industry	If for car wash, commercial laundry, electrical repairs or motor repairs
Storage	

<b>Discretionary</b>	
Bulky Goods Sales	If: (e) for timber yard, trade supplies, or motor vehicle, boat or caravan sales unless permitted; or (f) not listed as Permitted.
Business and professional services	If for veterinary surgery.
Community meeting and entertainment	If for Funeral Parlour.
Educational and occasional care	If for employment training centre.
Equipment and machinery sales and hire	
Food services	If for Take-Away Food Shop
General retail and hire	If for if garden centre associated with the sale of plants, and or gardening equipment, horticultural products and landscaping supplies.
Manufacturing and Processing	
Resource processing	
Service Industry	If not listed as Permitted.
Sports and recreation	
Transport depot and distribution	
Utilities	If not listed as Permitted.
Vehicle fuel sales and service	
Vehicle parking	
<b>Prohibited</b>	
All other uses	

### CLA-S15.5.3 Use Table – Precinct C

Table of Use as per the underlying Zone.

## CLA-S15.6 Use Standards

### CLA-S15.6.1 Amenity

Objective:	To ensure that hours of operation, noise, external lighting, commercial vehicle movements or other emissions do not have unreasonable impact on nearby residential amenity.
------------	---

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>(a) Must be located in Precinct A or C; or</p> <p>(b) In Precinct B, hours of operation of a use within 100 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must be within:</p> <ul style="list-style-type: none"> <li>(i) 7.00 am to 7.00 pm Mondays to Fridays inclusive;</li> <li>(ii) 9.00 am to 5.00 pm Saturdays;</li> <li>(iii) nil Sundays and Public Holidays.</li> </ul> <p>except for office and administrative activities.</p>	<p><b>P1</b></p> <p>The operation of a use within 100 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must not have an unreasonable impact upon the residential amenity of any dwelling through operating hours.</p>
<p><b>A2</b></p> <p>(a) Must be located in Precinct A or C; or</p> <p>(b) In Precinct B, noise emissions from uses within 100 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must not exceed (measured at the boundary of a lot containing a dwelling) the following:</p> <ul style="list-style-type: none"> <li>(i) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</li> <li>(ii) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</li> <li>(iii) 65dB(A) (LAmax) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute</p>	<p><b>P2</b></p> <p>The operation of a use within 100 m of a of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must not have an unreasonable impact upon the residential amenity of any dwelling through noise or other emissions in their timing, duration or extent.</p>



time interval.	
<p><b>A3</b></p> <p>(a) Must be located in Precinct A or C; or</p> <p>(b) In Precinct B, external amplified loud speakers or music must not be used within 50 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane).</p>	<p><b>P3</b></p> <p>The operation of a use within 50 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must not have an unreasonable impact upon the residential amenity of land in a residential zone through noise or other emissions in their timing, duration or extent.</p>
<p><b>A4</b></p> <p>(a) Must be located in Precinct A or C; or</p> <p>(b) In Precinct B, external lighting within 50 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(i) be turned off between 10:00 pm and 6:00 am except for security lighting;</li> <li>(ii) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</li> </ul>	<p><b>P4</b></p> <p>External lighting within 50 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) level of illumination and duration of lighting;</li> <li>(b) distance to habitable rooms in adjacent dwellings.</li> </ul>
<p><b>A5</b></p> <p>(a) Must be located in Precinct A or C; or</p> <p>(b) In Precinct B, commercial vehicle movements, (including loading &amp; unloading and garbage removal) within 50 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must be within the hours of:</p> <ul style="list-style-type: none"> <li>(i) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</li> <li>(ii) 9.00 am to 5.00 pm Saturdays;</li> <li>(iii) nil Sundays and Public Holidays.</li> </ul>	<p><b>P5</b></p> <p>Commercial vehicle movements, (including loading &amp; unloading and garbage removal) to or from a site within 50 m of the eastern boundary of the development plan area (adjacent to Backhouse Lane) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> </ul>



	<ul style="list-style-type: none"> <li>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</li> <li>(e) noise reducing structures between vehicle movement areas and dwellings;</li> <li>(f) the level of traffic on the road;</li> <li>(g) the potential for conflicts with other traffic.</li> </ul>
<p><b>A6</b></p> <p>(a) Must be located in Precinct A or C; or</p> <p>(b) In Precinct B, a use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.</p>	<p><b>P6</b></p> <p>The emission of dust or other particles, smell or fumes must not have unreasonable impact on the amenity and safety of any other property, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the hours of operation;</li> <li>(b) the frequency of the emission;</li> <li>(c) the nature of the emission and the degree of its impact on other land, including whether such land is in a residential zone;</li> <li>(d) whether the emission contains any harmful substance;</li> <li>(e) whether surrounding land contains uses with similar emissions.</li> </ul>

## CLA-S15.7 Development Standards for Buildings and Works

### CLA-S15.7.1 Precinct A & C

No additional provisions (refer to relevant Zone and Code provisions).

### CLA-S15.7.2 Precinct B - Building Height

Objective:	To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on nearby residential amenity.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

<p><b>A1</b></p> <p>Building height must be no more than 9 m.</p>	<p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be a maximum of 12 m;</li> <li>(b) be compatible with the scale of nearby buildings;</li> <li>(c) not unreasonably overshadow adjacent public space;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate;</li> <li>(e) buildings exceeding 9 m must demonstrate suitability to the site in terms of the following: <ul style="list-style-type: none"> <li>(i) the impact is lessened due to the proportion of the total building area that exceeds 9 m in height;</li> <li>(ii) the proportion of the site occupied by the building, including whether the height is offset by building setbacks;</li> <li>(iii) the architectural merit of the building, including whether the form of construction, cladding materials and articulation of the building offset or justify the variation to height;</li> <li>(iv) the height of nearby buildings and whether the variation will be generally compatible with them when viewed from the street;</li> <li>(v) the requirements of the particular activities to be carried out within the building;</li> <li>(vi) the height variation will be offset by the topography of the site;</li> </ul> </li> </ul>
---	--

	(vii) the building will not impair designated flight paths around Cambridge or Hobart airports.
--	---

CLA-S15.7.3 Precinct B - Setbacks

<b>Objective:</b>	<p>(a) To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on nearby residential amenity.</p> <p>(b) To ensure that the building setbacks are compatible with the scale of nearby industrial buildings in the streetscape, do not interfere with the operation of adjacent industrial sites and enhance the appearance of industrial areas.</p>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>A building must be setback a minimum of 10 m to:</p> <p>(a) a front boundary; and/or</p> <p>(b) Area C (the alignment of the future Cambridge Bypass).</p>	<p><b>P1</b></p> <p>The setback of a building from a front boundary must enhance the streetscape of the site and help attenuate site impacts, taking into account:</p> <p>(a) the site's area and dimensions and the proportionate intrusion;</p> <p>(b) compatibility with buildings on adjacent lots in the streetscape;</p> <p>(c) whether the site is on a corner and the variation relates to only one front boundary;</p> <p>(d) whether the intrusion is for a minor component of the building, such as an office, that can enhance the appearance of the site.</p>
<p><b>A2</b></p> <p>A building must be setback a minimum of 3 m to side and rear boundaries.</p>	<p><b>P2</b></p> <p>The setback of a building from a side or rear boundary must help to attenuate site impacts, taking into account:</p> <p>(a) the site's area and dimensions and the proportionate intrusion;</p>

	<p>(b) compatibility with buildings on adjacent lots in the streetscape;</p> <p>(c) compatibility with setback on the adjoining lot and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area;</p> <p>(d) the setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side;</p> <p>(e) whether the height and length of the wall are low or short enough to ensure there is minimal impact on the amenity of the adjoining lot including unreasonable overshadowing of any landscaped buffer strips.</p>
--	--

CLA-S15.7.3 Precinct B - Design

Objective:	To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and nearby residential uses.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building at the front boundary;</p> <p>(b) provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area;</p> <p>(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30 m2;</p>		<p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that is visible from the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p>

<p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate rooftop service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) not include security shutters over windows or doors fronting a street or public place;</p> <p>(g) walls are clad in muted colours.</p>	<p>(c) treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;</p> <p>(e) ensure rooftop service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact;</p> <p>(f) walls are clad in muted tones unless they cannot be seen from a street or another public place.</p>
--	--

CLA-S15.7.4 Precinct B - Landscaping

Objective:	To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from nearby residential uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Landscaping must be provided along the front boundary to a depth no less than 10 m in accordance with a landscaping plan approved by Council.	<b>P1</b>
		Landscaping must be provided to satisfy all of the following: <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) the area within 4.5 m of the front boundary, excluding site access, must be landscaped.</p>
<b>A2</b>	Along the eastern boundary of the development	<b>P2</b>
		Along the eastern boundary of the development plan

plan area (adjacent to Backhouse Lane), landscaping must be provided for a depth no less than 10 m in accordance with a landscaping plan approved by Council.	area, landscaping or a design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining dwellings, having regard to the characteristics of the site and the characteristics of the adjoining land.
---	--

#### CLA-S15.7.5 Precinct B – Outdoor Storage

<b>Objective:</b>	To ensure that outdoor storage areas for non-residential uses do not detract from the appearance of the site or the locality.
Acceptable Solutions	Performance Criteria
<b>A1</b> Outdoor storage areas must comply with all of the following: <ul style="list-style-type: none"> <li>(a) be located behind the building line and provide screening for the stored goods from public view;</li> <li>(b) not be located within designated car parking areas, driveways or landscaped areas.</li> </ul>	<b>P1</b> Outdoor storage areas must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not be located within designated car parking areas, driveways or landscaped areas.</li> </ul>

### CLA-S15.8 Development Standards for Subdivision

#### CLA-S15.8.1 Subdivision - Precinct A & B

<b>Objective:</b>	To provide for lots, including those across zone boundaries, with appropriate area, dimensions, services and access to roads to accommodate development consistent with the purpose of the Development Plan and Local Area Objectives.
Acceptable Solutions	Performance Criteria
<b>A1</b> The size of each lot must be between 1000m <sup>2</sup> and 3500m <sup>2</sup> except if a balance lot or for public open space, a riparian reserve or utilities.	<b>P1</b> No Performance Criteria.
<b>A2</b> The design of each lot, except for public open space, a riparian reserve or utilities, must provide a building area that complies with all of the following:	<b>P2</b> The design of each lot must contain a building area able to satisfy all of the following:

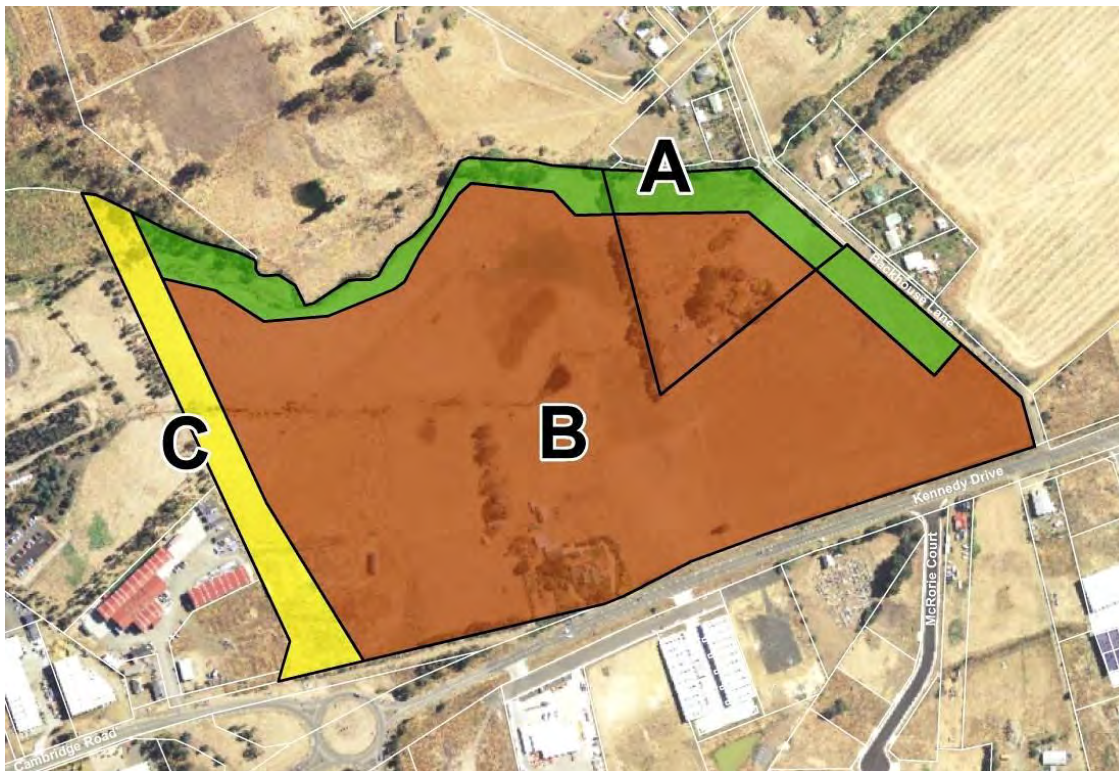
<ul style="list-style-type: none"> <li>(a) clear of the front boundary, side and rear boundary setbacks;</li> <li>(b) clear of easements;</li> <li>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</li> <li>(d) has a slope no more than 1 in 10;</li> <li>(e) has an area a minimum of 20m x 20m in size.</li> </ul>	<ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating use and development consistent with purpose of the Development Plan, having regard to any Local Area Objectives;</li> <li>(b) provides for sufficient useable area on the lot for onsite parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</li> <li>(c) minimises the need for earth works, retaining walls, and cut and fill associated with future development.</li> </ul>
<p><b>A3</b></p> <p>The frontage for each lot, except for public open space, a riparian reserve or utilities, must be no less than 25m.</p>	<p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the purpose of the Development Plan, having regard to any Local Area Objectives.</p>
<p><b>A4</b></p> <p>The arrangement of roads and accesses within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the subdivision does not have access or create a road onto the future Cambridge Bypass road; and</li> <li>(b) provide one road access and no individual lot access onto Kennedy Drive.</li> </ul>	<p><b>P4</b></p> <p>The arrangement of roads and accesses within a subdivision must:</p> <ul style="list-style-type: none"> <li>(a) accord with any relevant road network plan adopted by the Planning Authority;</li> <li>(b) provide for an acceptable level of access, safety, convenience and legibility through a road function hierarchy.</li> </ul>
<p><b>A5</b></p> <p>Access by road or to any lot must not be provided from Backhouse Lane, except if for public open space, a riparian reserve or utilities.</p>	<p><b>P5</b></p> <p>No Performance Criteria.</p>
<p><b>A6</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the site.</p>	<p><b>P6</b></p> <p>No Performance Criteria.</p>

**A7**

As part of the subdivision works, a landscaped buffer is to be provided, along the eastern boundary of the development plan area (adjacent to Backhouse Lane) to a minimum depth of 10m incorporating earth mounding a minimum 3m high.

**P7**

A landscaped buffer is to be provided as part of the subdivision works, sufficient to substantially mitigate future visual and noise impacts to nearby dwellings.

**CLA-S15.9 Cambridge Industrial Estate Specific Area Plan - Figures****CLA-S15.9.1 Figure 1 – Development Precincts**



## CLA-S16.0 Rosny Park Specific Area Plan

### CLA-S16.1 Plan Purpose

The purpose of the Rosny Park Specific Area Plan is:

- CLA-S16.1.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.
- CLA-S16.1.2 To provide for optimal use of potential retail and commercial floor space
- CLA-S16.1.3 To ensure efficient and safe access for pedestrians and vehicles.

### CLA-S16.2 Application of this Plan

- CLA-S16.2.1 The specific area plan applies to the area of land designated as Rosny Park Specific Area Plan on the overlay maps.

### CLA-S16.3 Local Area Objectives

#### CLA-S16.3.1 Urban Design

Sub-clause	Area Description	Local Area Objectives
CLA-S16.3.1	Rosny Park activity centre as identified on the overlay maps.	<ul style="list-style-type: none"><li>(b) To provide for high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.</li><li>(c) To make optimum use of frontage floor space potential, by avoiding unnecessary laneways and driveways along the side boundaries.</li><li>(d) To ensure buildings contribute to a higher built form, reinforcing the area as consolidated and separate from the adjacent residential, and parkland areas.</li><li>(e) To ensure buildings are designed to interact with the street and public spaces and create a connected and safe activity centre.</li><li>(f) To locate car parking areas where they</li></ul>

		<p>serve commercial, retail and other buildings, so rather than dominating street frontages, where possible will be in consolidated internal areas.</p> <p>(g) To enhance the role of the centre with the development of useable public spaces: spaces to meet in small or larger groups; to enhance the visual amenity of the streetscape and the presentation of businesses; and to allow people to safely move through and between buildings.</p>
--	--	--

## CLA-S16.4 Definition of Terms

CLA-S16.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Public Art	is any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
Public Art Works	<p>Includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(i) <i>Functional</i>: seating, lighting, bollards or similar</p> <p>(j) <i>Decorative</i>: for example incorporated imagery or sculpture in a structure such as paving</p> <p>(k) <i>Iconic</i>: stand alone sculptural works</p> <p>(l) <i>Integrated</i>: fully incorporated within the design such as floor or window design</p> <p>(m) <i>Site specific</i>: specifically for and responsive to a particular site,</p>

	<p>thematically or through use of scale or materials</p> <p>(n) <i>Interpretive</i>: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works</p> <p>(o) <i>Temporary/Ephemeral</i>: the work is not intended to be permanent – could be part of a performance, event or garden/natural area</p> <p>(p) <i>Commemorative/celebratory</i>: Acknowledging or recalling an event, activity or person important to the local community - temporary or permanent</p>
--	--

### CLA-S16.5 Use Table

This clause is not used in this Specific Area Plan.

### CLA-S16.6 Use Standards

This clause is not used in this Specific Area Plan.

### CLA-S16.7 Development Standards for Buildings and Works

CLA-S16.7.1 Setback and street presentation

Objective:	To ensure a buildings are setback from the frontage to provide for a forecourt that may provide for outside enjoyment and enhancement of the streetscape.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Buildings must be setback and parallel to the frontage and be no less than:</p> <p>(a) 9m to Bayfield Street.</p> <p>(b) 9m to Ross Avenue</p> <p>(c) 0m to any other street.</p>		<p><b>P1</b></p> <p>Buildings must positively contribute to the amenity of streetscapes having regard to:</p> <p>(a) In Bayfield Street and Ross Avenue:</p> <p>(i) whether the setback is compatible with the setback of adjoining buildings, by generally maintaining a continuous building line if evident in the streetscape; and</p>

	<p>(ii) the provision of a forecourt space adequate for appropriate public use, such as outdoor dining, public art or landscaping.</p> <p>(b) In all streets:</p> <p>(i) the characteristics of the site, adjoining lots and the streetscape; and</p> <p>(ii) consistency with Local Area Objectives for the area</p>
<p><b>A2</b></p> <p>Furniture for public and customer use provided within a frontage setback must be selected from the Council's approved outdoor furniture list for Rosny Park.</p>	<p><b>P2</b></p> <p>Furniture for public and customer must be provided within a frontage setback, to be designed having regard to:</p> <p>(a) the compatibility with the streetscape, including the palette of materials used in any adjacent streetscaping works;</p> <p>(b) the appearance of the site through the selection of suitable design, colours and location within the space.</p> <p>(c) the needs of users, including those requiring all abilities use.</p>

CLA-S16.7.2 Design and urban form

Objective:	To ensure maximum potential use of floor space is achieved resulting in a consolidated and accessible activity centre.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Frontage facades of all above ground floors must:</p> <p>(a) have not less than 40% of the total surface area consisting of windows or doorways;</p> <p>(b) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and</p> <p>(c) not include a single length of blank wall</p>		<p><b>A1</b></p> <p>All frontage facades must interact with the streetscape and must not be inwardly focused, having regard to:</p> <p>(a) how the building addresses the street or other public places;</p> <p>(b) windows on the facade facing the frontage for visual interest and passive surveillance of public spaces;</p> <p>(c) architectural detail or public art on large</p>

<p>greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage.</p>	<p>expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;</p> <p>(d) installing security shutters or grilles over windows or doors on a facade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are impractical; and</p> <p>(e) suitable architectural detail and articulation of the facade facing the frontage, car parks and other public spaces so as to contribute positively to the streetscape and public spaces and to offer appropriate passive surveillance of the street and public place.</p>
<p><b>A2</b></p> <p>Buildings facing the frontage must:</p> <p>(a) extend across the full width of the frontage; or</p> <p>(b) allow for vehicular access from the street where the property does not abut a Council off street car park or does not have legal access to such a car park; and</p> <p>(c) Any parking and loading spaces are located at the rear of the building.</p>	<p><b>P2</b></p> <p>Building design should contribute to the consolidation of the activity centre, however setbacks to side boundaries may be necessary, having regard to:</p> <p>(a) if a side boundary setback will provide a suitable component of a public forecourt.</p> <p>(b) whether a side boundary setback will provide a driveway for emergency vehicle use only.</p> <p>(c) whether a side boundary setback will provide a driveway for vehicular access from the street where the property does not abut a Council off street car park or does not have legal access to an internal car park.</p>
<p><b>A3</b></p> <p>The rear of a building that adjoins a Council off street car park, must:</p> <p>(a) provide a pedestrian entrance to the building that is visible from the Council off street car park;</p> <p>(b) if for a ground floor level wall facing the car park must:</p> <p>(i) have not less than 40% of the total surface area consisting of windows or doorways; or</p> <p>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and</p> <p><b>(iii)</b> not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater</p>	<p><b>P3</b></p> <p>The rear of a building that adjoins a Council off street car park, must be designed to encourage the optimum use of floor space, accessibility to premises, surveillance of the area and enhancement of the off street car park, having regard to:</p> <p>(a) how pedestrian access to the rear of the building addresses the public place;</p> <p>(b) windows on the facade create visual interest and passive surveillance of the public place;</p> <p>(c) any architectural detail or public art on large expanses of blank walls facing the off street car park;</p> <p>(d) the use of the ground floor for retail and commercial activity.</p>

than 30% of the length of the façade on that frontage.	
--	--

CLA-S16.7.3 Landscaping

Objective:	To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and is consistent with and streetscape improvements undertaken in the area.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Landscaping along the frontage of a site is not required if the following apply:</p> <ul style="list-style-type: none"> <li>(a) the building extends across the width of the frontage, (except for vehicular access ways); and</li> <li>(b) the building has a setback from the frontage of no more than 1 m and paving is proposed in the setback; or</li> <li>(c) the boundary is not facing a residential zone on the opposite side of a road.</li> </ul>	<p><b>P1</b></p> <p>Landscaping must enhance the appearance of the development and compliment the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) consistency with the Local Area Objectives for the area.</li> <li>(b) a range of plant height and forms used to create diversity, interest and amenity</li> <li>(c) avoiding concealed entrapment spaces.</li> </ul>

CLA-S16.7.4 Public art

Objective:	<p>To ensure that public art can contribute to:</p> <ul style="list-style-type: none"> <li>(f) improving legibility of the streetscape and making it's buildings more identifiable.</li> <li>(g) enhancing a sense of place through public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</li> <li>(h) improving interpretation of the cultural, environmental and built values.</li> <li>(i) improving visual amenity by use of public art to screen unattractive views and improve the appearance of places.</li> <li>(j) improving the functionality of the public domain through the use of public art to provide appropriate street furniture and amenities.</li> </ul>
Acceptable Solutions	Performance Criteria

<p><b>A1</b></p> <p>Developments with development costs over \$1M must provide a contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land within the precinct containing the development site.</p>	<p><b>P1</b></p> <p>Developments with development costs over \$1M must provide public art works valued at a ratio of at least 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be provided in a form and location agreed to by Council, having regard to:</p> <p>(a) the Public Arts Policy 2013; and</p> <p>(b) the proximity of the development site to a suitable location for public art, so that the development may receive some benefit from the work.</p>
--	---

## CLA-S16.8 Development Standards for Subdivision

### CLA-S16.8.1 Subdivision Access

Objective:	To achieve a consolidated, well-planned and functioning centre.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Where the land has rear access from a laneway or a Council off street carpark, each lot will retain such access in order to provide for rear parking and loading areas.</p>	<p><b>P1</b></p> <p>Subdivision design must not prejudice the consolidation of the centre by having regard to:</p> <p>(a) whether vehicular access to the rear of the lot for parking and loading is required for any existing or future use of the lot.</p> <p>(b) avoiding a layout that would introduce the need for access from the frontage, if practical access from the rear is available.</p>

## CLA-S17.0 Bellerive Specific Area Plan

### CLA-S17.1 Plan Purpose

The purpose of the Bellerive Specific Area Plan is:

- CLA-S171.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.
- CLA-S171.2 To provide for optimal use of potential retail and commercial floor space
- CLA-S171.1.3 To encourage architectural and urban design treatments which are compatible with the character of Cambridge Road and Kangaroo Bay.

### CLA-S17.2 Application of this Plan

- CLA-S17.2.1 The specific area plan applies to the area of land designated as Bellerive Specific Area Plan on the overlay maps].

### CLA-S17.3 Local Area Objectives

CLA-S17.3.1 Urban Design

Sub-clause	Area Description	Local Area Objectives
CLA-S17.3.1	Bellerive Village activity centre as identified on the overlay maps.	<p>(a) To provide for high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.</p> <p>(b) Bellerive Village will retain its traditional strip shopping centre function, although infill or redeveloped buildings will achieve integrated façade treatments along Cambridge Road and will maximize opportunities for active frontages with passing pedestrians.</p> <p>(c) Facades facing Kangaroo Bay will invite pedestrian through, buildings, effecting buildings with double frontages. Those facades will reflect the maritime theme of the outlook with high quality contemporary designs.</p> <p>(d) Buildings will be designed to interact with the street and public spaces, to</p>



		<p>provide a connected and safe activity centre.</p> <p>(e) Car parking areas will be located to serve commercial, retail and other buildings, and rather than dominating street frontages, will preferably be located in consolidated internal areas. .</p>
--	--	--

## CLA-S17.4 Definition of Terms

CLA-S17.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Public Art	is any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
Public Art Works	<p>Includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(a) <i>Functional</i>: seating, lighting, bollards or similar</p> <p>(b) <i>Decorative</i>: for example incorporated imagery or sculpture in a structure such as paving</p> <p>(c) <i>Iconic</i>: stand alone sculptural works</p> <p>(d) <i>Integrated</i>: fully incorporated within the design such as floor or window design</p> <p>(e) <i>Site specific</i>: specifically for and responsive to a particular site, thematically or through use of scale or materials</p> <p>(f) <i>Interpretive</i>: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based</p>

	<p>works</p> <p>(g) <i>Temporary/Ephemeral</i>: the work is not intended to be permanent – could be part of a performance, event or garden/natural area</p> <p>(h) <i>Commemorative/celebratory</i>: Acknowledging or recalling an event, activity or person important to the local community - temporary or permanent</p>
--	--

### CLA-S17.5 Use Table

This sub-clause is not used in this Specific Area Plan

### CLA-S17.6 Use Standards

This sub-clause is not used in this Specific Area Plan

### CLA-S17.7 Development Standards for Buildings and Works

CLA-S17.7.1 Setback and street presentation>

Objective:	To ensure a buildings are setback from the frontage to provide for a forecourt that may provide for outside enjoyment and enhancement of the streetscape.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Buildings must be setback and parallel to the frontage and be no less than:</p> <p>(a) 0m to Cambridge Road.</p> <p>(b) 0m to boundaries facing Kangaroo Bay.</p>		<p><b>P1</b></p> <p>Buildings must positively contribute to the amenity of streetscapes having regard to:</p> <p>(a) In Cambridge Road:</p> <p>(i) whether the setback is compatible with the setback of adjoining buildings, by generally maintaining a continuous building line if evident in the streetscape;</p> <p>(ii) the provision of a forecourt space adequate for appropriate public use, such as outdoor dining, public art or landscaping.</p>

	<p>(b) Facades facing Kangaroo Bay:</p> <ul style="list-style-type: none"> <li>(i) the characteristics of the site, adjoining lots and the streetscape;</li> <li>(ii) the provision of a forecourt space adequate for appropriate public use, such as outdoor dining, public art or landscaping;</li> <li>(iii) the location of existing car parking on site; and</li> <li>(iv) consistency with Local Area Objectives for the area</li> </ul>
<p><b>A2</b></p> <p>Furniture for public and customer use provided within a frontage setback must be selected from the Council's approved outdoor furniture list for Rosny Park.</p>	<p><b>P2</b></p> <p>Furniture for public and customer use must be provided within a setback, to be designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) the compatibility with the streetscape, including the palette of materials used in any adjacent streetscaping works;</li> <li>(b) the appearance of the site through the selection of suitable design, colours and location within the space;</li> <li>(c) the needs of users, including those requiring all abilities use; and</li> <li>(d) the Local Area Objectives for the area.</li> </ul>

CLA-S17.7.2 Design and urban form

Objective:	To ensure maximum potential use of floor space is achieved resulting in a consolidated and accessible activity centre.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>In addition to 15.4.3, frontage facades of all above ground floors must:</p>	<p><b>A1</b></p> <p>All frontage facades must interact with the streetscape and must not be inwardly focused, having regard to:</p> <ul style="list-style-type: none"> <li>(a) how the building addresses the street or</li> </ul>

<ul style="list-style-type: none"> <li>(a) have not less than 40% of the total surface area consisting of windows or doorways;</li> <li>(b) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and</li> <li>(c) not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage.</li> </ul>	<p>other public places;</p> <ul style="list-style-type: none"> <li>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;</li> <li>(c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;</li> <li>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and</li> <li>(e) for ground floor car parking areas, suitable architectural detail and articulation of the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces and to offer appropriate passive surveillance of the street and the car parking area.</li> </ul>
<p><b>A2</b></p> <p>Buildings facing the frontage must:</p> <ul style="list-style-type: none"> <li>(a) extend across the full width of the frontage; or</li> <li>(b) allow for vehicular access from the street where the property does not abut a Council off street car park or does not have legal access to such a car park; and</li> <li>(c) Any parking and loading spaces are located at the rear of the building.</li> </ul>	<p><b>P2</b></p> <p>Building design should contribute to the consolidation of the activity centre, however setbacks to side boundaries may be necessary, having regard to:</p> <ul style="list-style-type: none"> <li>(a) if side boundary setback will provide a suitable component of a public forecourt.</li> <li>(b) Whether a side boundary setback will provide a driveway for emergency vehicle use only.</li> <li>(c) Whether a side boundary setback will provide a driveway for vehicular access from the street where the property does not abut a Council off street car park or does not have legal access to such a car park.</li> </ul>
<p><b>A3</b></p> <p>A facade of a building that faces kangaroo Bay, must:</p> <ul style="list-style-type: none"> <li>(a) provide a pedestrian entrance to the building that is visible from the Council off street car park;</li> </ul>	<p><b>P3</b></p> <p>The rear of a building that adjoins a Council off street car park, must be designed to encourage the optimum use of floor space, accessibility to premises, surveillance of the area and enhancement of the off street car park, having regard to:</p>

<p>(b) if for a ground floor level wall facing the car park must:</p> <ul style="list-style-type: none"> <li>(i) have not less than 40% of the total surface area consisting of windows or doorways; or</li> <li>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and</li> <li>(iii) not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage.</li> </ul>	<ul style="list-style-type: none"> <li>(a) how pedestrian access to the rear of the building addresses the public place;</li> <li>(b) windows on the façade create visual interest and passive surveillance of the public place;</li> <li>(c) architectural detail or public art on large expanses of blank walls facing the off street car park;</li> <li>(d) the use of the ground floor for retail and commercial activity.</li> </ul>
---	---

CLA-S17.7.3 Landscaping

Objective:	To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and is consistent with and streetscape improvements undertaken in the area.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Landscaping along the frontage of a site is not required if the following apply:</p> <ul style="list-style-type: none"> <li>(a) the building extends across the width of the frontage, (except for vehicular access ways); and</li> <li>(b) the building has a setback from the frontage of no more than 1 m and paving is proposed in the setback; or</li> <li>(c) the boundary is not facing a residential zone on the opposite side of a road.</li> </ul>		<p><b>P1</b></p> <p>Landscaping must enhance the appearance of the development and compliment the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) a range of plant height and forms used to create diversity, interest and amenity</li> <li>(b) avoiding concealed entrapment spaces.</li> <li>(c) the Local Area Objectives for the area.</li> </ul>

CLA-S17.7.4 Public art

Objective:	<p>To ensure that public art can contribute to:</p> <ul style="list-style-type: none"> <li>(a) improving legibility of the streetscape and making it's buildings more</li> </ul>
------------	--

	<p>identifiable.</p> <p>(b) enhancing a sense of place through public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</p> <p>(c) improving interpretation of the cultural, environmental and built values.</p> <p>(d) improving visual amenity by use of public art to screen unattractive views and improve the appearance of places.</p> <p>(e) improving the functionality of the public domain through the use of public art to provide appropriate street furniture and amenities.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Developments with development costs over \$1M must provide a contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land within the precinct containing the development site.</p>	<p><b>P1</b></p> <p>Developments with development costs over \$1M must provide public art works valued at a ratio of at least 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be provided in a form and location agreed to by Council, having regard to:</p> <p>(a) the Public Arts Policy 2013; and</p> <p>(b) the proximity of the development site to a suitable location for public art, so that the development may receive some benefit from the work.</p>

## CLA-S17.8 Development Standards for Subdivision

### CLA-S17.8.1 Subdivision design

Objective:	To achieve a consolidated, well-planned and functioning centre.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Where the land has rear access from a laneway or a Council off street carpark, each lot will retain such access in order to provide for rear parking and loading areas.</p>	<p><b>P1</b></p> <p>Subdivision design not prejudice the consolidation of the centre having regard to:</p> <p>(a) whether vehicular access to the rear of the lot for parking and loading is required for any existing or future use of the lot.</p>

	(b) avoiding a layout that would introduce the need for access from the frontage, if practical access from the rear is available.
--	---

## CLA-S18.0 Lindisfarne Specific Area Plan

### CLA-S18.1 Plan Purpose

The purpose of the Lindisfarne Specific Area Plan is:

- CLA-S18.1.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.
- CLA-S18.1.2 To provide for optimal use of potential retail and commercial floor space.
- CLA-S18.1.3 To ensure efficient and safe access for pedestrians and vehicles.

### CLA-S18.2 Application of this Plan

- CLA-S18.2.1 The specific area plan applies to the area of land designated as Rosny Park Specific Area Plan on the overlay maps.

### CLA-S18.3 Local Area Objectives

#### CLA-S18.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S18.3.1	The Specific Area applies to all land shown on the overlay map as the Lindisfarne Specific Area Plan.	<p>(f) Lindisfarne will retain its traditional strip shopping centre function, although infill or redeveloped buildings will achieve integrated façade treatments and maximize opportunities for active frontages with passing pedestrians.</p> <p>(g) Buildings will be designed to interact with the street and public spaces to provide a connected and safe activity centre.</p> <p>(h) Consolidation of off-street car parks will be encouraged to provide more efficient and accessible parking to attract customers.</p> <p>(i) To ensure that public art can contribute to:</p> <p>(iv) improving legibility by introducing <u>public art</u> which assists in making streets, open spaces and buildings more identifiable.</p>



		<p>(v) enhancing a sense of <u>place</u> by encouraging <u>public art</u> forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</p> <p>(vi) improving interpretation of cultural, environmental and built heritage; commercial and architectural values.</p> <p>(vii) improving visual amenity by use of public art to screen unattractive views and improve the appearance of buildings, public spaces and public car parking areas.</p>
--	--	--

## CLA-S18.4 Definition of Terms

CLA-S18.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Public Art	means permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
Public Art Works	<p>includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(q) <i>Functional</i>: seating, lighting, bollards or similar;</p> <p>(r) <i>Decorative</i>: for example incorporated imagery or sculpture in a structure such as paving;</p> <p>(s) <i>Iconic</i>: stand-alone sculptural <u>works</u>;</p> <p>(t) <i>Integrated</i>: fully incorporated within the design such as floor or</p>

	<p>window design;</p> <p>(u) <i>Site specific</i>: specifically for and responsive to a particular <u>site</u>, thematically or through use of scale or materials;</p> <p>(v) <i>Interpretive</i>: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based <u>works</u>;</p> <p>(w) <i>Temporary/Ephemeral</i>: the work is not intended to be permanent – could be part of a performance, event or garden/natural area; and</p> <p>(x) <i>Commemorative/celebratory</i>: Acknowledging or recalling an event, activity or person important to the local community - temporary or permanent.</p>
--	--

## CLA-S18.5 Use Table

This sub-clause is not used in this Specific Area Plan.

## CLA-S18.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

## CLA-S18.7 Development Standards for Buildings and Works

### CLA-S18.7.1 Design and urban form

Objective:	To ensure a safe, consolidated and accessible activity centre.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  All building facades facing a frontage must meet all of the following: <p>(d) have no less than 40% of the total surface area of each above ground floor level consisting of glazed windows or doorways;</p> <p>(e) not reduce the surface area of glazed windows or doorways of each existing above ground level, if the surface area is already less than 40%; and</p> <p>(f) not include a single length of blank wall greater than 30% of the length of each floor level wall; or not increase the length of each existing floor</p>		<b>P1</b>  All frontage facades must interact with the streetscape and must not be inwardly focused, having regard to all of the following: <p>(a) how the building addresses the street or other public spaces;</p> <p>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; and</p> <p>(c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public</p>

level blank wall, if already greater than 30% of the length of the building façade on that frontage.	spaces; and  (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical.
<p><b>A2</b></p> <p>All buildings facing a frontage must:</p> <p>(a) extend across the full width of the frontage; and</p> <p>(b) have all parking and loading spaces located at the rear of the building.</p>	<p><b>P2</b></p> <p>Building design should contribute to the consolidation of the activity centre, however setbacks to side boundaries may be increased, having regard to all of the following:</p> <p>(a) the provision of an internal driveway for emergency vehicle use only; and</p> <p>(b) a side boundary setback will provide a driveway for vehicular access from the street where the property does not abut an existing off street car park or does not have legal access to such a car park.</p>
<p><b>A3</b></p> <p>A new building or alterations or additions to an existing building facing an off street car park must:</p> <p>(a) provide a ground level pedestrian entrance to the building that is clearly visible from the off street car park;</p> <p>(b) provide a ground floor level wall facing the car park which meets all of the following:</p> <p>(iv) contain ground floor glazed windows and doorways amounting to no less 40% of the total surface area of the building facing the car park;</p> <p>(v) not reduce the surface area of glazed windows or doorways contained on the ground floor level an existing building, if the surface area is already less than 40%; and</p> <p>(vi) exclusion of single lengths of ground level blank wall greater than 30% of the length of wall; or not increase the length of an existing ground level blank wall, if already greater than 30% of the length of the façade on that frontage.</p>	<p><b>P3</b></p> <p>The ground level wall of a building facing an off street car park must be designed to encourage public access to the premises and passive surveillance of the area, having regard to all of the following:</p> <p>(a) provision of a pedestrian access to the rear of the building that it is clearly visible from the off street car park;</p> <p>(b) incorporation of windows on the ground level facing the off street car park to create visual interest and passive surveillance of the public place;</p> <p>(c) incorporation of architectural detail or public art on large expanses of ground level blank walls facing the off street car park; and</p> <p>(d) the use of the ground floor for retail and commercial activity.</p>

CLA-S18.7.2 Public art

Objective:	To ensure that <u>public art</u> can contribute to:
------------	---

	<ul style="list-style-type: none"> <li>(f) improving legibility of the streetscape and making it's buildings more identifiable.</li> <li>(g) enhancing a sense of <u>place</u> through <u>public art</u> forms which provide an interpretation and expression of the local area's natural physical characteristics and social values.</li> <li>(h) improving interpretation of the cultural, environmental and built values.</li> <li>(i) improving visual <u>amenity</u> by use of <u>public art</u> to screen unattractive views and improve the appearance of places.</li> <li>(j) improving the functionality of the public domain through the use of <u>public art</u> to provide appropriate street furniture and amenities.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Developments with development costs over \$1M must provide a contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land within the precinct containing the development site.</p>	<p><b>P1</b></p> <p>Developments with development costs over \$1M must provide public art works valued at a ratio of at least 1% of the cost of the development, up to a maximum of \$20,000. Such contribution must be provided in a form and location agreed to by Council, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the <i>Public Arts Policy 2013</i>; and</li> <li>(b) the proximity of the development site to a suitable location for public art, so that the development may receive some benefit from the work.</li> </ul>

## CLA-S18.8 Development Standards for Subdivision

This sub-clause is not used in this Specific Area Plan.

## CLA-S19.0 Tasman Highway Development Precinct Specific Area Plan

### CLA-S19.1 Plan Purpose

The purpose of the Tasman Highway Development Precinct Specific Area Plan is:

- CLA-19.1.1 To ensure the presentation of businesses enhances and promotes the gateway to the City.
- CLA-19.1.2 To ensure economic development of the precinct is encouraged by good site development and presentation.

### CLA-S19.2 Application of this Plan

- CLA-S19.2.1 The specific area plan applies to the a 20m deep strip of land abutting the Tasman Highway and designated as the Tasman Highway Development Specific Area Plan, on the overlay maps.

### CLA-S19.3 Local Area Objectives

#### CLA-S19.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S19.3.1	The Area is all the land within the Overlay map, including Light Industrial zoned land along the Tasman Highway, Cambridge.	<p>To ensure:</p> <p>(e) that the built character facing Tasman Highway, will contribute to an attractive gateway to the City.</p> <p>(f) that through landscaping and appropriate site development, the area will present as an attractive industrial centre where ongoing investment in development is encouraged.</p>

### CLA-S19.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan.

### CLA-S19.5 Use Table

This sub-clause is not used in this Specific Area Plan.

## CLA-S19.6 Use Standards

This sub-clause is not used in this Specific Area Plan

## CLA-S19.7 Development Standards for Buildings and Works

### CLA-S19.7.1 Setbacks and design

Objective:	That building setback; (d) is compatible with the streetscape; and (e) enhances the gateway entrance to Hobart.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  The building must be setback no less than 20m to the boundary which abuts the Tasman Highway.		<b>P1</b>  A Building may be setback no less than 10m to the Tasman Highway having regard to all of the following:  (a) the characteristics of the site, adjoining lots and the streetscape.  (b) the parking layout on the site.  (c) the quality of landscaping to help attenuate site impacts.  (d) the level of compatibility with buildings on adjacent lots in the streetscape.  (e) whether the intrusion is for a minor component of the building or is designed to enhance the appearance of the site.  (f) the Local Area Objectives.

### CLA-S19.7.2 Design

Objective:	That building design; (a) enhances the gateway entrance to Hobart. (b) is compatible with the streetscape.	
Acceptable Solutions		Performance Criteria
<b>A1</b>		<b>P1</b>  The design must enhance the appearance of the site

<p>Buildings must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(i) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade.</li> <li>(j) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade.</li> <li>(k) walls are clad in muted colours.</li> <li>(l) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof.</li> <li>(m) external lighting is baffled to ensure direct light is not emitted beyond the site.</li> </ul>	<p>and the streetscape having regard to:</p> <ul style="list-style-type: none"> <li>(a) making a positive contribution to the character of the area, by promoting an attractive image for building elements that face the Tasman Highway.</li> <li>(b) the use of tone, texture, materials, relief and fenestration as external cladding.</li> <li>(c) not presenting blank facades to the street or to customer car parking areas, ensuring that any walls facing the Tasman Highway contain sufficient glazing or other treatments, to ensure the premises enhances the gateway to the City.</li> <li>(d) the visual intrusiveness of roof- top service infrastructure, including service plants and lift structures is to be minimised by integrating them into the building design.</li> </ul>
--	--

CLA-S19.7.3 Landscaping

Objective:	<p>To ensure that:</p> <ul style="list-style-type: none"> <li>(a) a safe and attractive landscaping treatment enhances the appearance of the site, when viewed from the Tasman Highway.</li> <li>(b) Industrial development in this highly visible area is well presented and enhances the image of the City.</li> <li>(c) Good site design contributes to continued investment and economic development.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Along the Tasman Highway boundary, landscaping must be provided for a depth no less than 10m in accordance with a landscaping plan approved by Council.</p>	<p><b>P1</b></p> <p>Landscaping must be provided to ensure the appearance of Tasman Highway, as the gateway to the City, is respected. The design must provide for substantial landscaped buffers that satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development.</li> <li>(b) the area within 6 m of the boundary must be</li> </ul>

	landscaped using a range of plant height and forms to effectively break up the mass of any building and to reasonably filter views of the site, including any outdoor work and storage areas.
--	---

#### CLA-S19.7.4 Outdoor Storage and Display

<b>Objective:</b>	Outdoor storage and display areas must not detract from the appearance of the site or the streetscape, when viewed from the Tasman Highway.
Acceptable Solutions	Performance Criteria
<b>A1</b>  (a) Outdoor storage and display areas facing The Tasman Highway must comply with all of the following:  (b) all goods and materials stored must be screened from public view.  (c) not encroach upon car parking areas, driveways or landscaped setback areas.	<b>P1</b>  Outdoor storage and display areas must not detract from the appearance of the site or the Tasman Highway streetscape, having regard to:  (a) the location's ability to be treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality.  (b) the ability to avoid exposure to public view of waste materials or incomplete goods, such as spare parts and the like.

#### CLA-S19.7.6 External Lighting

<b>Objective:</b>	
Acceptable Solutions	Performance Criteria
<b>A1</b>  External lighting must be aligned or baffled to ensure it does not cause direct emission of light onto a carriageway, or rural living area or impact on the operation of an airport.	<b>P1</b>  No performance criteria.

### CLA-S19.8 Development Standards for Subdivision

This sub-clause is not used in this Specific Area Plan.



## CLA-S 20.0 Dispersive Soils Specific Area Plan

### CLA-S20.0 Potential Dispersive Soils Specific Area Plan

#### CLA-S20.1 Plan Purpose:

The purpose of the Potential Dispersive Soils Specific Area Plan is:

CLA-S20.1.1 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

#### CLA-S20.2 Application of this Plan

CLA-S20.2.1 This specific area plan applies to an area of land designated as the Potential Dispersive Soils Specific Area Plan on the overlay maps.

#### CLA-S20.3 Local Area Objectives

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

#### CLA-S20.4 Definition of Terms

CLA-S20.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dispersive soil	means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report acceptable to the planning authority that details: <ul style="list-style-type: none"><li>(a) the dispersive potential of soils in the vicinity of the proposed development;</li><li>(b) the potential for the development to cause or contribute to gully or tunnel erosion;</li><li>(c) an analysis of the level of risk to the development and the level of risk to users of the development;</li><li>(d) proposed management measures to reduce risk to an acceptable level where necessary,</li></ul> prepared by a suitably qualified person in accordance with the best practice guidelines. <sup>1</sup>

#### CLA-S20.5 Use Table

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

#### CLA-S20.6 Use Standards

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

#### CLA-S20.7 Development Standards for Buildings and Works

## CLA-S20.7.1 Development on Potential Dispersive Soils

Objective	To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions		Performance Criteria
<b>A1</b>		<b>P1</b>
Development must be for:		Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to the following, as appropriate:
(a) works not involving the release of concentrated water or the disturbance of soils;		(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m <sup>2</sup> ; or		(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;
(c) forestry operations in accordance with a certified Forest Practices Plan.		(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;
		(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;
		(e) management measures that would reduce risk to an acceptable level;
		(f) the advice contained in a dispersive soil management plan.

## CLA-S20.8 Development Standards for Subdivision

### CLA-S20.8.1 Subdivision on Potential Dispersive Soils

Objective	To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions		Performance Criteria
<b>A1</b>		<b>P1</b>
No Acceptable Solution		Subdivision must minimise the risks associated with dispersive soil to property and the environment having regard to the following, as appropriate:
		(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
		(b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;
		(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;

	<ul style="list-style-type: none"> <li>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</li> <li>(e) management measures that would reduce risk to an acceptable level;</li> <li>(f) the advice contained in a dispersive soil management plan.</li> </ul>
--	---

### CLA –S20.9 Tables

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

#### Footnotes:

1: The *Dispersive Soils and their Management: Technical Reference Manual* (DPIW, 2009) is considered best practice guidelines.

## CLA-S21.0 Bellerive Bluff Specific Area Plan

### CLA-S21.1 Plan Purpose

The purpose of the Bellerive Bluff Specific Area Plan is:

- CLA-S21.1.1 To Recognise the central role and distinctive character of Bellerive Bluff terms of its landscape setting, settlement pattern and built form.
- CLA-S21.1.2 implement the Bellerive Bluff precinct – Neighbourhood Character and Urban Design Framework Study (April 2016) recognising the following:
- (g) Public domain view alignments and landscape connections;
  - (h) Generous width of road view corridors (resulting from reserve widths and building setbacks);
  - (i) The established precinct characteristics.
- CLA-S21.1.3 To implement the Bellerive Bluff Local Area Objectives.

### CLA-S21.2 Application of this Plan

- CLA-S21.2.1 The specific area plan applies to the area of land designated as the Bellerive Bluff Plan on the overlay maps.
- CLA-S21.2.2 The specific area plan is divided into the following precincts:
- (f) Esplanade Precinct;
  - (g) Bay Face Precinct;
  - (h) River Face Precinct;
  - (i) Ridge Precinct; and
  - (j) Beach Face Precinct.
  - (k) Back Beach Precinct.
  - (l) Battery Precinct.
- CLA-S21.2.3 The extent of each precinct is shown in CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.

### CLA-S21.3 Local Area Objectives

CLA-S21.3.1 Local Area Objectives – Esplanade Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-	Esplanade Precinct, shown on	<b>Established Precinct Characteristics</b>

S21.3.1	CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p>Freestanding dwellings setback from the street (Esplanade) providing a transition from the public street, to the semi-public front yard, semi-public verandah to the private dwelling.</p> <p>Strongly expressed roof forms with brick chimneys.</p> <p>Generous side boundary setbacks provide view corridors to the development behind.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct characteristics, siting and design of new development and additions to existing housing stock should provide massing, front setbacks and sufficient separation between buildings to ensure:</p> <ul style="list-style-type: none"> <li>• Freestanding building identity reinforcing the continuous water edge frontage;</li> <li>• Visual connectivity from Victoria Esplanade to the dwelling incorporating semi-public space and/or design elements;</li> <li>• continued visual connectivity to the water as viewed from public places; and</li> <li>• South of King Street, development should also ensure connectivity to the landscape horizons of the city region and the Wellington Range beyond.</li> </ul>
---------	---	---

#### CLA-S21.3.2 Local Area Objectives – Bay Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.2	Bay Face Precinct, shown on CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p><b>Established Precinct Characteristics</b></p> <p>Freestanding dwellings of varying age (including several from the colonial era), set back from the street edge, usually with strongly expressed foundation walls. Generally the pattern is of generous single storey buildings, slightly elevated above gently sloping sites.</p> <p>Medium to strongly pitched roofs, usually with verandah beneath, provide a transition in scale between inside and outside. The sub-floor foundation wall typically accommodates the site grade, and thus avoids site cutting.</p> <p>The settlement pattern is of deep lots which have often given rise to rear infill</p>

		<p>development over recent decades.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct characteristics, siting, massing and design of new development and additions to existing housing stock should:</p> <ul style="list-style-type: none"> <li>• provide freestanding building identity consolidating in response to the natural rise of the headland location ;</li> <li>• be set back from the street edge and step with the grade rather than cut into the site;</li> <li>• present strong single storey elements and entry treatments to the street;</li> <li>• second storey development should not be individually dominant but present as 'rooms in the roof' accommodated through medium to strongly pitched roof forms; and</li> <li>• ensure continued visual connectivity to the water as viewed from public places.</li> </ul>
--	--	---

#### CLA-S21.3.3 Local Area Objectives – River Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.3	River Face Precinct, shown on CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p><b>Established Precinct Characteristics</b></p> <p>Freestanding dwellings centrally located on generous lots (often with skillion additions at the rear) set back from the street edge, with strongly expressed foundation walls setback generously from side boundaries. Buildings are generally single level incorporating medium to strongly pitched roofs, typically with verandahs, which provide a transition in scale. Sub-floor foundation walls accommodate site grade, and thus avoids site cutting.</p> <p>Additions to existing properties, especially 'rooms in the roof', where whole floors are added, reflect the characteristic pattern of consolidation and consequent impact on existing view-scapes from adjacent properties.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct characteristics, siting, massing and design of new development and additions to existing housing stock should:</p> <ul style="list-style-type: none"> <li>• provide freestanding building identity consolidating in response to the natural rise of the headland location;</li> <li>• be set back from the street edge and</li> </ul>

		<p>step with the grade rather than cut into the site;</p> <ul style="list-style-type: none"> <li>• be located centrally on the site presenting single storey elements and entry to the street;</li> <li>• second storey development should not be individually dominant but present as 'rooms in the roof' accommodated through medium to strongly pitched roof forms;</li> <li>• ensure continued visual connectivity to the water and the landscape horizons of the city region and the Wellington Range beyond; and</li> <li>• not uniformly increase the bulk of existing housing stock, rather additions should provide a stepping of scale allowing an acknowledgment of the initial primary structure.</li> </ul>
--	--	--

#### CLA-S21.3.4 Local Area Objectives – Ridge Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.4	Ridge Face Precinct, shown on CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p><b>Established Precinct Characteristics</b></p> <p>Freestanding dwellings generally set back from the street edge typify the precinct. Being on the higher, exposed, but more level contours, fewer buildings have been benched into their lots.</p> <p>The more even contours, especially toward the crest, also tend to alleviate the need for substantial foundation walls.</p> <p>Buildings are generally single level, although a number of two storey dwellings of differing age have been built on the level and / or gently sloping sites. Above this medium to strongly pitched roofs, with verandahs beneath, provide a transition in scale. In several instances (heritage) dwellings predate subdivision and are located close to the street boundary, providing an intimacy to the public street edge.</p> <p>The width and alignment of King Street (notable for its lack of street tree planting) gives rise to a public domain which is open and expansive. Accordingly orientation from within the precinct, especially within the street space of King Street, allows deep landscape and water-plane prospects.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct</p>

		<p>characteristics, siting, massing and design of new development and additions to existing housing stock should:</p> <ul style="list-style-type: none"> <li>• provide freestanding building identity consolidating in response to the highest contours of the headland;</li> <li>• be set back sufficiently from the street edge to maintain predominant built pattern as well as visual connectivity to the water as viewed from public places;</li> <li>• ensure two storey dwellings provide a transition in scale presenting strong single storey elements and entry to the street;</li> <li>• incorporate medium to strongly pitched roof forms; and</li> <li>• avoid substantial foundation walls fronting the street.</li> </ul>
--	--	--

#### CLA-S21.3.5 Local Area Objectives – Beach Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.5	Beach Face Precinct, shown on CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p><b>Established Precinct Characteristics</b></p> <p>Comprising some of the steepest contours, a number of buildings are contour aligned, rather than street-facing. This gives rise to a distinctive built pattern where skewed and multi-storied buildings, stepping with the grade, are not uncommon.</p> <p>Some of the largest dwellings and multi-unit developments on the Bluff are within the precinct. While development of the generous sized lots continues to occur, site coverage of individual lots is generally less than other precincts.</p> <p>Dwellings are generally set well within their lots, and from the more elevated precinctual contours, some are readily viewed over, even disguising their true scale. From the adjacent street contours, especially where Gunning and King approach the Esplanade, there is a widening of the breadth of view in response to these setbacks. The individual bungalow character with the occasional larger dwelling, is however changing with substantive alterations, additions and redevelopments impacting the earlier unencumbered view-scapes.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct characteristics, siting, massing and design of</p>



		<p>new development and additions to existing housing stock should:</p> <ul style="list-style-type: none"> <li>ensure continued visual connectivity to the water as viewed from public places.</li> </ul>
--	--	--

#### CLA-S21.3.6 Local Area Objectives – Back Beach Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.6	Back Beach Precinct, shown on CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p><b>Established Precinct Characteristics</b></p> <p>Freestanding single storey dwellings of varying age set back from the street edge and slightly elevated above gently sloping sites. Buildings tend to have strongly expressed hipped roof forms, historically with brick chimneys. The precinct is characterised by a number of heritage structures located on Queen and King Streets.</p> <p>Chapman Street is narrower than adjacent streets and as a result has a more intimate street space scale, especially along its higher contours.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct characteristics, siting, massing and design of new development and additions to existing housing stock should:</p> <ul style="list-style-type: none"> <li>provide freestanding building identity;</li> <li>incorporate semi-public space and/or design elements fronting the street;</li> <li>incorporate hipped roof forms; and</li> <li>respond to sloping sites through elevation rather than being cut into the site.</li> </ul>

#### CLA-S21.3.7 Local Area Objectives – Battery Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.7	Battery Precinct, shown on CLA-S21.9.1 Figure 1 - Bellerive Bluff Precincts.	<p><b>Established Precinct Characteristics</b></p> <p>The Kangaroo Bluff Battery is a significant place providing regional orientation, precinctual identity and local amenity. Its comparatively highly vegetated character contrasts with the rest of the public domain of the Bluff.</p> <p><b>Established Precinct Characteristics</b></p> <p>Consistent with the existing precinct characteristics new development must ensure that the Kangaroo Bluff Battery remains central to local identity as a publicly accessible place</p>

		characterised with open spaces and landscape amenity.
--	--	---

#### **CLA-S21.4 Definition of Terms**

This sub-clause is not used in this Specific Area Plan

#### **CLA-S21.5 Use Table**

This sub-clause is not used in this Specific Area Plan

#### **CLA-S21.6 Use Standards**

This sub-clause is not used in this Specific Area Plan

#### **CLA-S21.7 Development Standards for Buildings and Works**

CLA-S21.7.1 Setbacks & Building height

Objective:	To ensure the development responds to its location, is appropriate within its setting and integrates within the relevant neighbourhood precinct.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Front setback greater than 4.5m.		<b>P1</b>  Development must have a setback from a frontage that is compatible with the existing dwellings in the street, having regard to: <ul style="list-style-type: none"> <li>(a) the relevant Precinct Characteristics and Desired Future Character Statements identified in the Local Area Objectives;</li> <li>(b) any topographical constraints;</li> <li>(c) any existing development on site; and</li> <li>(d) the extent to which the variation visually impacts an immediately adjoining property identified in the Historic Heritage Code within its streetscape</li> </ul>

	setting.
<p><b>A2</b></p> <ul style="list-style-type: none"> <li>(a) For wall heights of 3.5m and less, side &amp; rear setbacks must be no greater than the setbacks to the existing dwelling on each respective boundary.</li> <li>(b) For wall heights greater than 3.5m there is no acceptable solution.</li> <li>(c) For new development on vacant lots there is no acceptable solution.</li> <li>(d) Building height must not be more than 5.5m.</li> </ul>	<p><b>P2</b></p> <p>In addition to the criteria outlined at Clause 8.4.2 (P3) must have regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant Precinct Characteristics and Desired Future Character Statements identified in the Local Area Objectives;</li> <li>(b) any topographical constraints;</li> <li>(c) any existing development on site;</li> <li>(d) Development built up to the boundary should avoid the appearance of conjoined terraces or side by side town houses; and</li> <li>(e) the extent to which the variation visually impacts an immediately adjoining property identified in the Historic Heritage Code within its streetscape setting.</li> </ul>

CLA-S21.7.2 Design

Objective:	To ensure that development contributes to the 'sociability' of the neighbourhood	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <ul style="list-style-type: none"> <li>(a) Alterations and additions behind, but not involving, the façade of an existing dwelling; or</li> <li>(b) New buildings and alterations to the façade of existing buildings must incorporate internal living spaces at ground level with windows and/or doors that provide for overlooking of the street.</li> </ul>		<p><b>P1</b></p> <p>Design responses provide for:</p> <ul style="list-style-type: none"> <li>(a) Passive surveillance to and from the building to the street; and</li> <li>(b) The incorporation of semi-public treatments such as landscaping, verandas and deck treatments visible from the street.</li> </ul>
<p><b>A2</b></p> <p>A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than 1.2m.</p>		<p><b>P2</b></p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must contribute to the neighbourhood sociability of the streetscape having regard to:</p> <ul style="list-style-type: none"> <li>(a) The extent that the street is overlooked from</li> </ul>

	<p>the dwelling having regard to height, degree of transparency, materials and construction; and</p> <p>(b) the relevant Precinct Characteristics and Desired Future Character Statements identified in the Local Area Objectives.</p>
<p><b>A3</b></p> <p>(a) Car parking structures setback behind the dwelling.</p> <p>(b) The aggregate maximum width of a garage door/s is 25% of the width of the lot or 6m whichever is the lessor.</p>	<p><b>P3</b></p> <p>Car parking structures (including ground level or basement garages) must not dominate the building façade or adversely impact the streetscape taking into account:</p> <p>(a) The width of the structure/parking area in the context of both the lot and the dwelling façade;</p> <p>(b) The degree of the structure's transparency as viewed from the street;</p> <p>(c) the relevant Precinct Characteristics and Desired Future Character Statements identified in the Local Area Objectives;</p> <p>(d) Any topographical constraints;</p> <p>(e) Any existing development on site;</p> <p>(f) Opportunities for landscaping in front of the dwelling;</p> <p>(g) The prevalence of carparking structures within proximity of the site within the same street and same precinct;</p> <p>(h) The extent that the structure will impact the neighbourhood sociability of the streetscape; and</p> <p>(i) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code or the Tasmanian Heritage Register within its</p>

	streetscape setting.
--	----------------------

### CLA-S21.7.3 Excavation & Retaining

Objective:	To avoid design responses that relies on benching and/or extensive retaining walls.	
Acceptable Solutions		Performance Criteria
<b>A1</b> (a) Site excavation works limited to: (i) building or retaining wall footings; or (ii) swimming pools; or (iii) a depth of 1.0m.  (b) For the construction of retaining walls greater than 1.0m in height there is no acceptable solution.		<b>P1</b> Design responses involving excavation and/or extensive retaining must have regard to:  (a) the relevant Precinct Characteristics and Desired Future Character Statements identified in the Local Area Objectives;  (b) any topographical constraints;  (c) any existing development on site;  (d) The extent of benching and/or retaining within proximity of the site within the same street and same precinct;  (e) The visual impact on the streetscape; and  (f) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code or the Tasmanian Heritage Register within its streetscape setting.

## CLA-S21.8 Development Standards for Subdivision

### CLA-S21.8.1 Subdivision

Objective:	To provide for infill subdivision and subsequent development opportunities that reinforces the Bellerive Bluff's character and sense of place.	
Acceptable Solutions		Performance Criteria
<b>A1</b>		<b>P1</b>

<p>The subdivision is boundary adjustment that:</p> <ul style="list-style-type: none"> <li>(a) does not result in the creation of a vacant lot with increased subdivision potential based on the applicable minimum lots sizes specified in the relevant Acceptable Solution; or</li> <li>(b) results in lots that each contain an existing dwelling.</li> </ul>	<p>In addition to the subdivision requirements in the underlying zone, subdivision must demonstrate that the subsequent development of vacant lots is unlikely to:</p> <ul style="list-style-type: none"> <li>(a) Compromise existing view alignments from public spaces</li> <li>(b) Significantly negatively impact view alignments from elevated levels of existing dwellings; and</li> <li>(c) Require a front setback less than 4.5m or the average of the immediately adjoining lots whichever is the lessor.</li> </ul>
--	--

## CLA-S21.9 Bellerive Bluff Specific Area Plan - Figures

### CLA-S21.9.1 Figure 1 – Bellerive Bluff Precincts



#### Bellerive Bluff Precincts:

1. Esplanade
2. Bay Face
3. River Face
4. Ridge
5. Beach Face
6. Back Beach
7. Battery

## CLA-S22.0 Quoin Ridge Specific Area Plan

### CLA-S22.0 Quoin Ridge Specific Area Plan

#### CLA-S22.1 Plan Purpose

CLA-S22.1.1 The purpose of the Quoin Ridge Specific Area Plan is to protect the operating efficiency of the radio monitoring station at Quoin Ridge.

#### CLA-S22.2 Application of this Plan

CLA-S22.2.1 The specific area plan applies to the area of land designated as the Quoin Ridge Specific Area Plan on the overlay maps.

#### CLA-S22.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

#### CLA-S22.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan.

#### CLA-S22.5 Use Table

This sub-clause is not used in this Specific Area Plan

#### CLA-S22.6 Use Standards

CLA-S22.6.1 Uses with the potential to impact the efficiency of the radio monitoring station

Objective:	To ensure that all use is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.	
Acceptable Solutions		Performance Criteria
<b>A1</b> No Acceptable Solution.		<b>P1</b> The application must include a list of all sources of electro-magnetic radiation, whether continuous or intermittent, associated with the use of the land. Typical sources of electro-magnetic radiation include overhead powerlines, electric



	<p>fences, arc-welders, personal computers, commutating motors in hand held appliances and microprocessor controlled appliances.</p> <p>Use must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The scale;</li> <li>(b) Type;</li> <li>(c) Hours of use</li> </ul> <p>of any electro-magnetic radiation source; and</p> <ul style="list-style-type: none"> <li>(d) Any advice from the Australian Communications &amp; Media Authority.</li> </ul>
--	--

## CLA-S22.7 Development Standards for Buildings and Works

CLA-S22.7.1 Development with the potential to impact the efficiency of the radio monitoring station

Objective:	To ensure that all development is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>The application must include a list of all sources of electro-magnetic radiation, whether continuous or intermittent, associated with the development of the land. Typical sources of electro-magnetic radiation include overhead powerlines, electric fences, arc-welders, personal computers, commutating motors in hand held appliances and microprocessor controlled appliances.</p> <p>Development must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) siting of any source of electro-magnetic radiation;</li> </ul>

	<p>(b) shielding or undergrounding of any source or electro-magnetic radiation; and</p> <p>(c) Any advice from the Australian Communications &amp; Media Authority.</p>
--	---

## CLA-S22.8 Development Standards for Subdivision

CLA-S22.8.1 Development with the potential to impact the efficiency of the radio monitoring station

Objective:	To ensure that subdivision and any associated servicing is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>The application must include a list of all sources of electro-magnetic radiation, whether continuous or intermittent, associated with servicing the subdivision. Typical sources of electro-magnetic radiation include overhead powerlines and electric fences.</p> <p>Subdivision and any associated servicing must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) siting of any source of electro-magnetic radiation;</li> <li>(b) shielding or undergrounding of any source or electro-magnetic radiation; and</li> <li>(c) Any advice from the Australian Communications &amp; Media Authority.</li> </ul>

## 10.5 Clarence LPS SSQ's

### CLA -Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
CLA-SSQ- 1	936 Oceana Drive, Tranmere	CT 154826/1, CT 164947/200, CT 173670/1 CT 136675/2, CT 136675/3, CT 136675/4, CT 136675/5, CT 136675/6 & CT 173546/102	Resource Development permitted – ‘Only if for agricultural use and it does not involve the construction of any agricultural buildings.  Resource Development discretionary — ‘Except if permitted and only if for agricultural use’	22.2
CLA-SSQ- 2	126 Mornington Road, Mornington	CT 135388/0, CT 135388/1 & CT 135388/2	Extractive Industry discretionary — Only for mining lease 1348P/M	19.2

# Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule



Legend			
<b>Zones</b>			
Agricultural	General Business	Light Industrial	Recreation
Community Purpose	General Industrial	Local Business	Rural
Environmental Management	General Residential	Low Density Residential	Rural Living
Future Urban	Inner Residential	Open Space	Utilities
	Landscape Conservation	Particular Purpose	

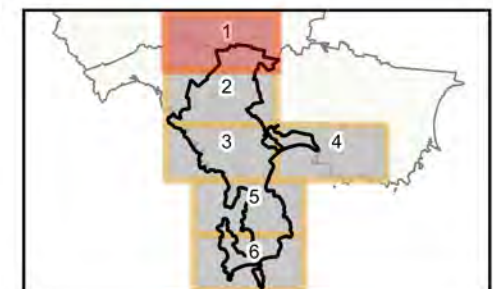
Map 1 of 6



Coordinate System: GDA 94 MGA Zone 55

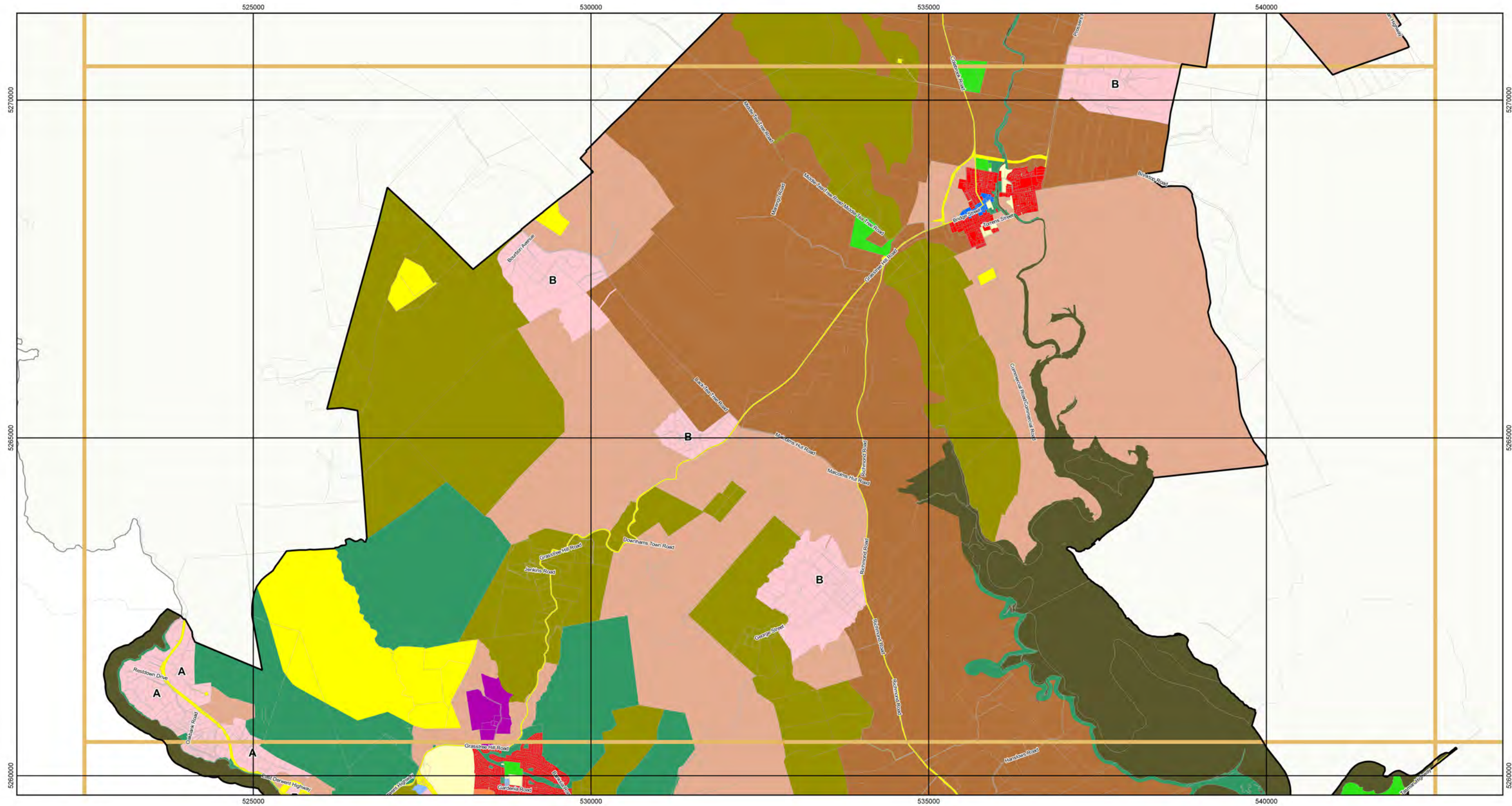
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule



Legend			
Zones			
Agricultural	General Business	Light Industrial	Recreation
Community Purpose	General Industrial	Local Business	Rural
Environmental Management	General Residential	Low Density Residential	Rural Living
Future Urban	Inner Residential	Open Space	Utilities
	Landscape Conservation	Particular Purpose	

**Map 2 of 6**

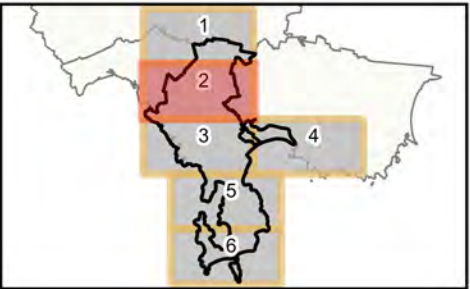
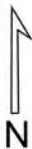
0 1 2 3 4 5 Km

Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

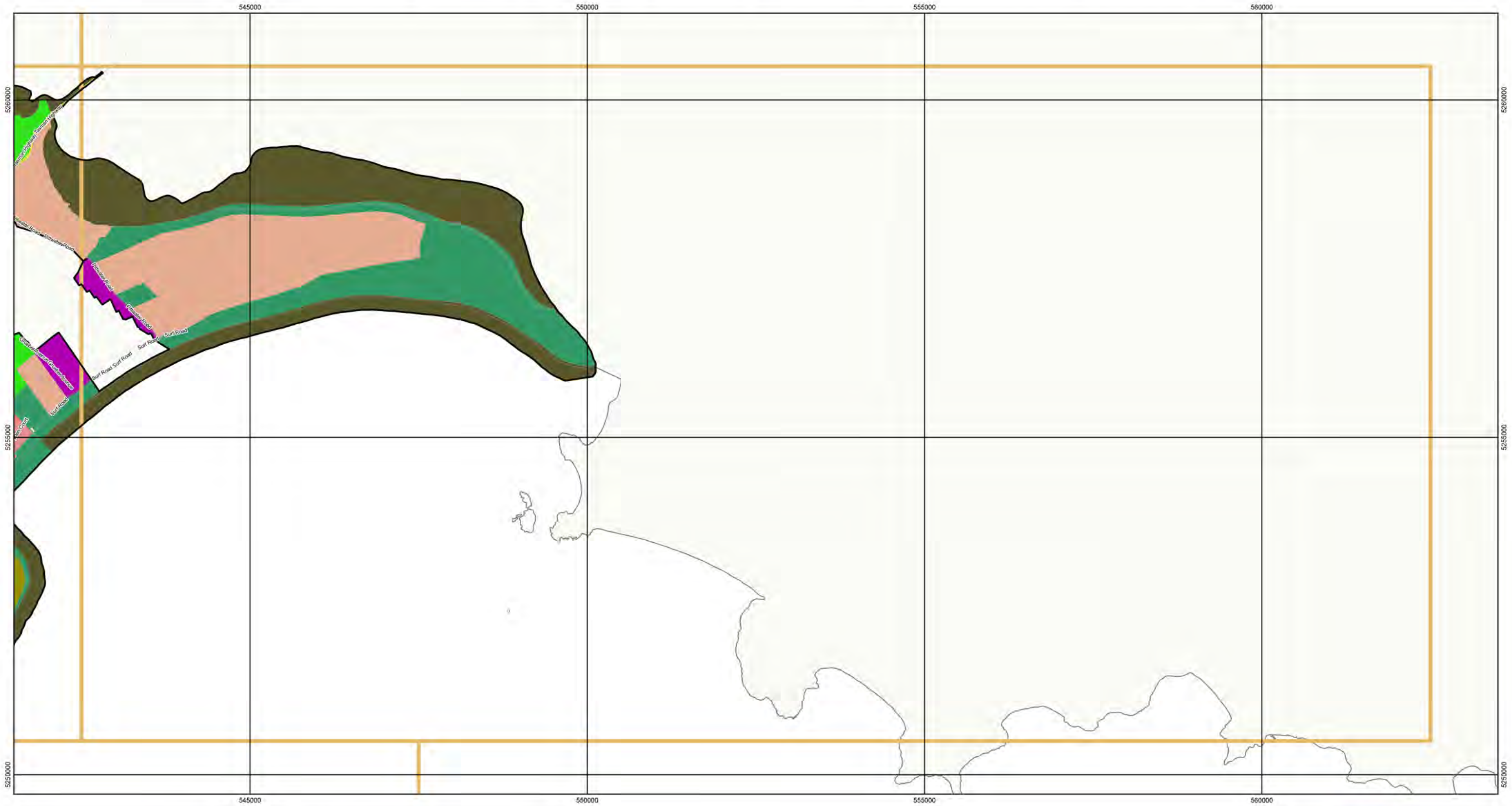
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





## Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule



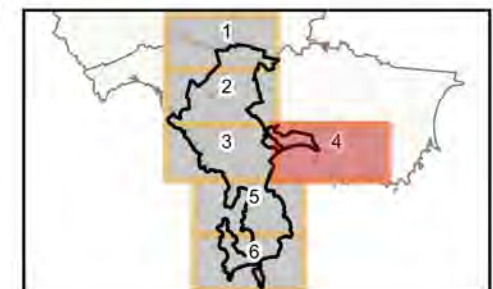
Map 4 of 6



Coordinate System: GDA 94 MGA Zone 55

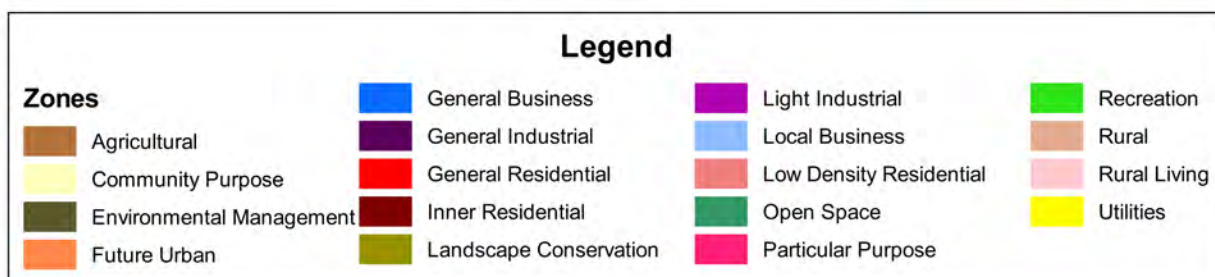
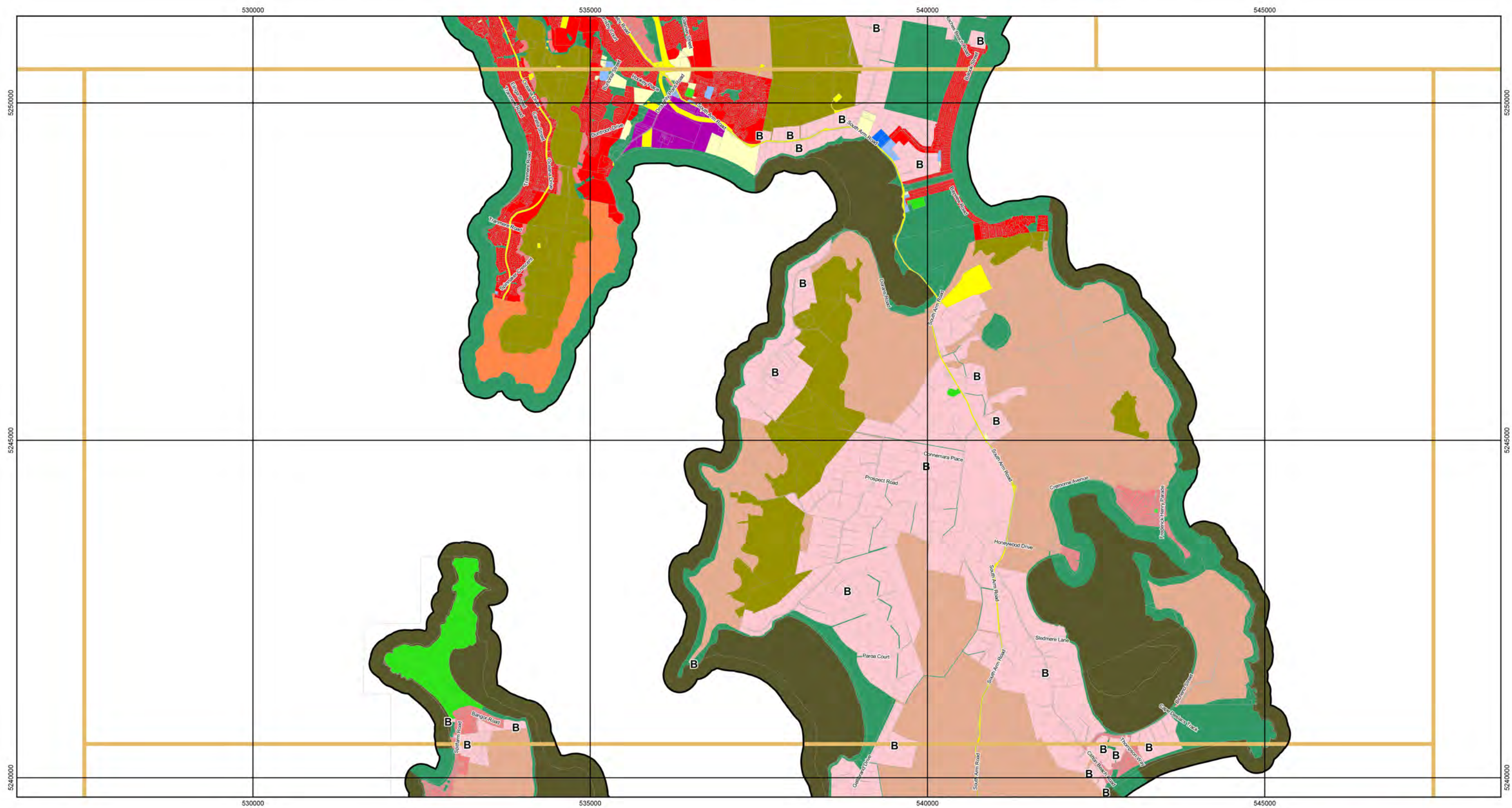
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





## Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule



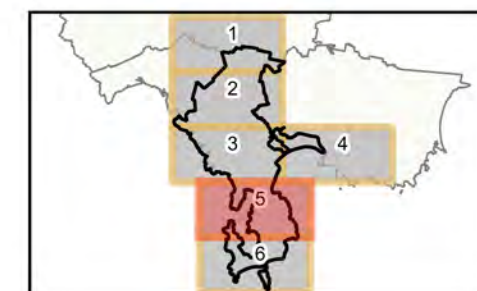
Map 5 of 6



Coordinate System: GDA 94 MGA Zone 55

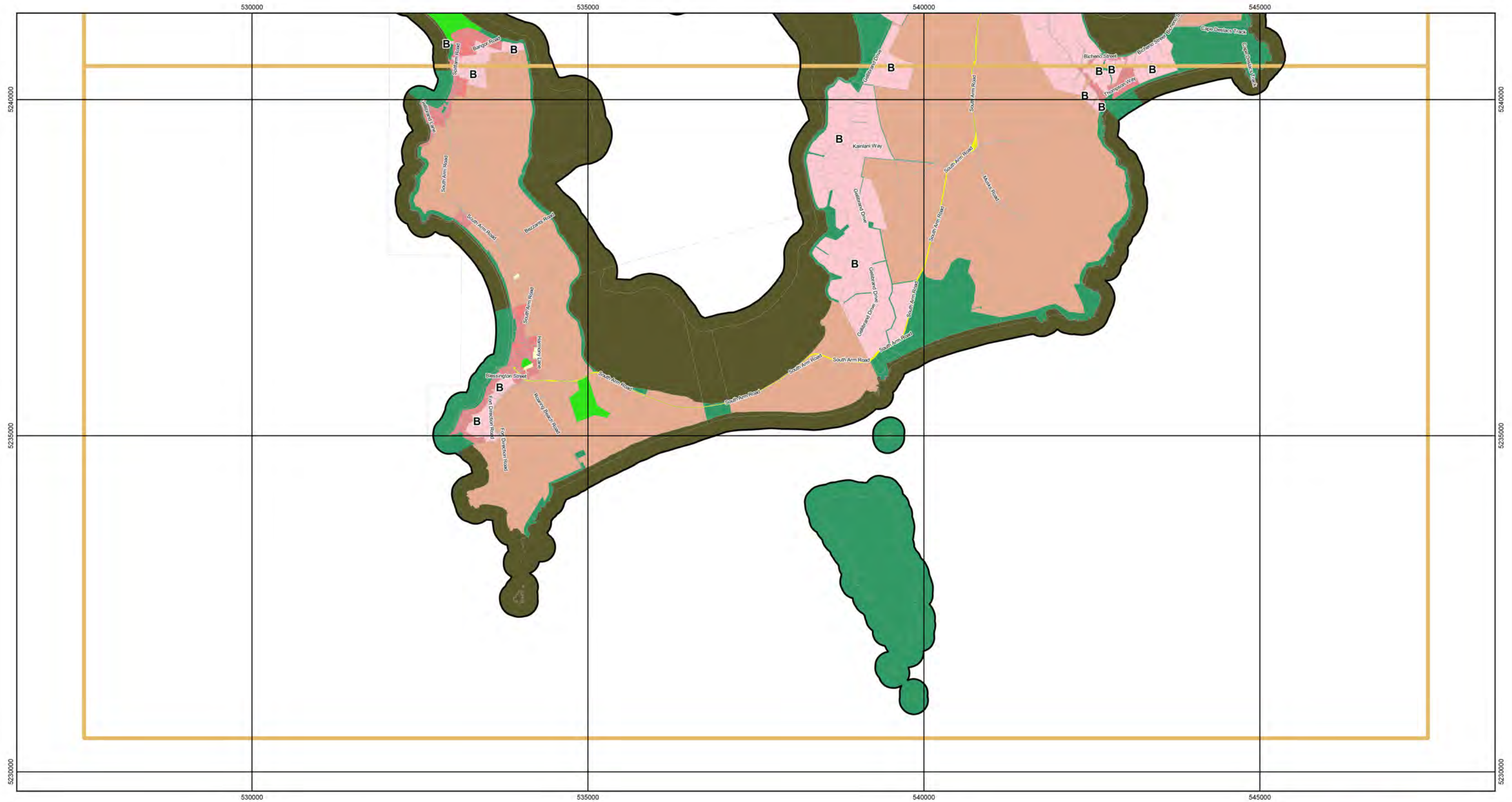
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule



**Zones**

Agricultural	General Business	General Industrial	Light Industrial	Recreation
Community Purpose	General Residential	Local Business	Low Density Residential	Rural
Environmental Management	Inner Residential	Open Space	Rural Living	Utilities
Future Urban	Landscape Conservation	Particular Purpose		

**Map 6 of 6**

0 1 2 3 4 5 Km

Coordinate System: GDA 94 MGA Zone 55

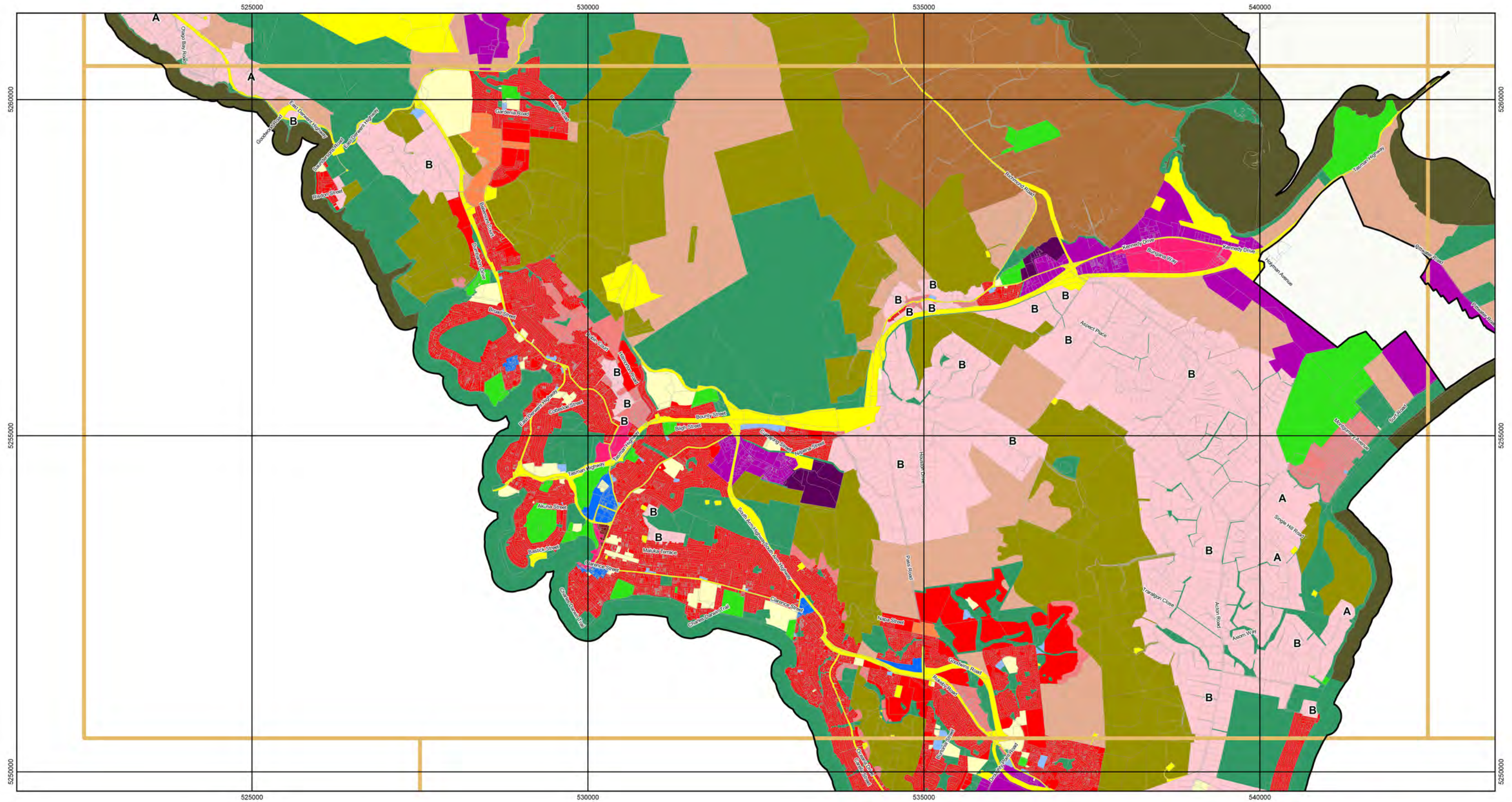
Zone data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018



Tasmanian Planning Scheme - Zones: Clarence Local Provisions Schedule



**Legend**

<b>Zones</b>	General Business	Light Industrial	Recreation
Agricultural	General Industrial	Local Business	Rural
Community Purpose	General Residential	Low Density Residential	Rural Living
Environmental Management	Inner Residential	Open Space	Utilities
Future Urban	Landscape Conservation	Particular Purpose	

**Map 3 of 6**

0 1 2 3 4 5 Km

Coordinate System: GDA 94 MGA Zone 55

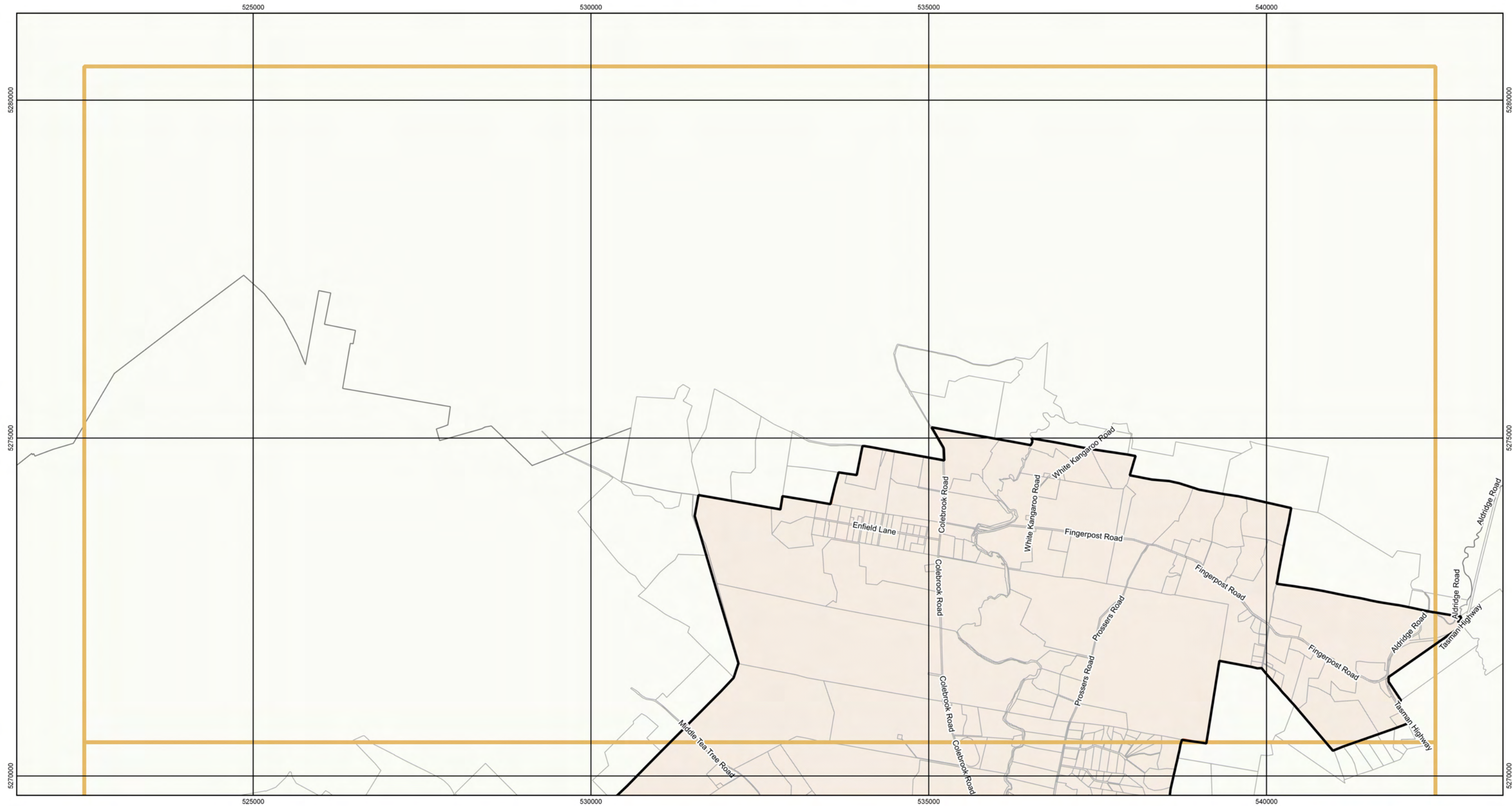
Zone data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018

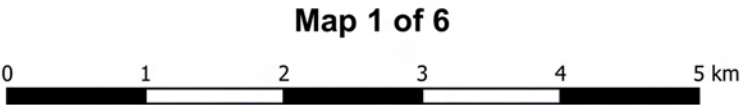


Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Bushfire Prone Overlay



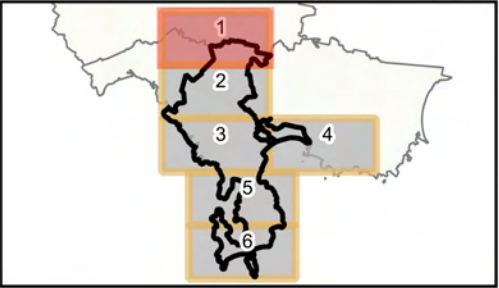
**Legend**

 Bushfire Prone Area



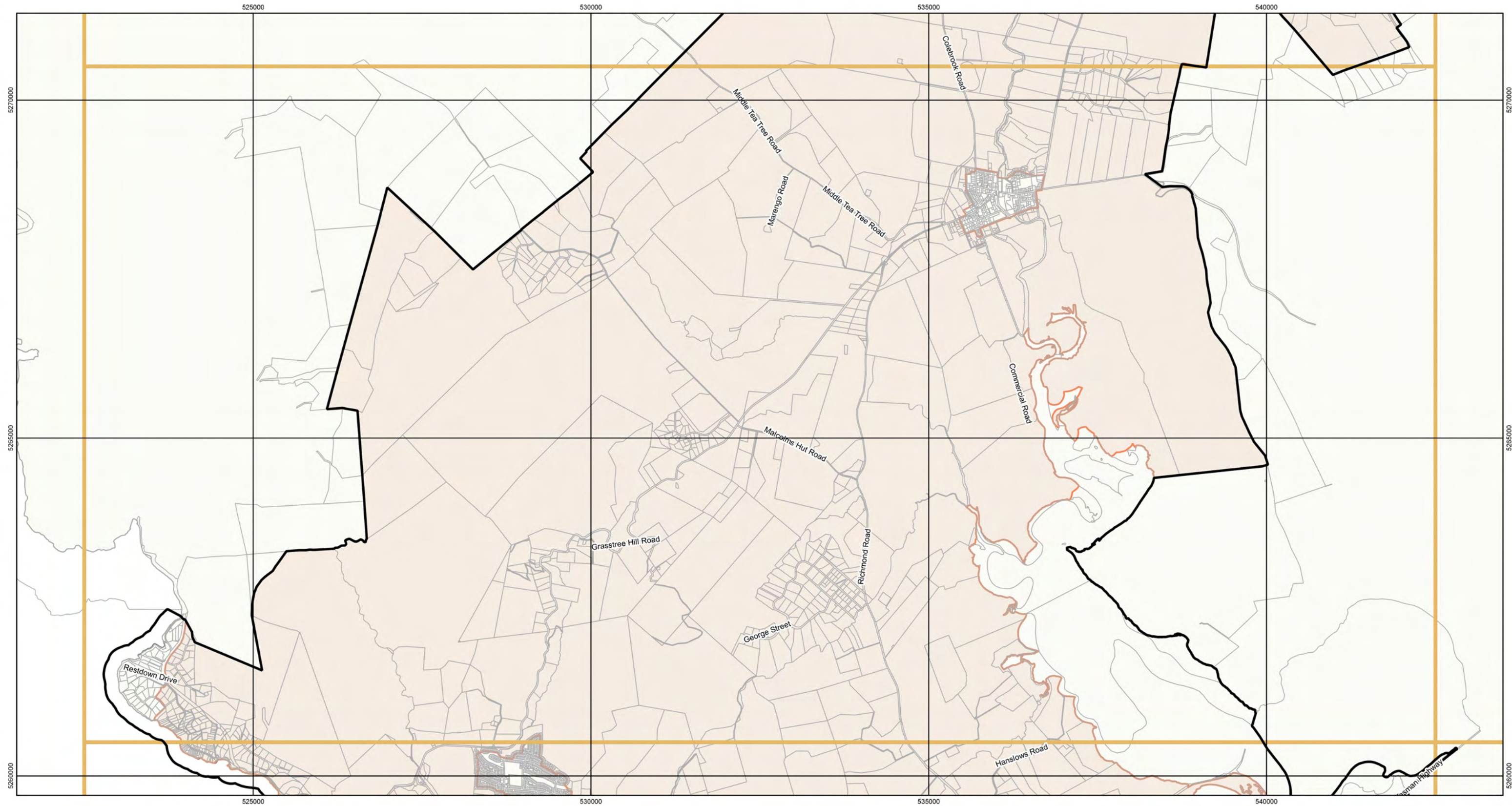
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Bushfire Prone Overlay



**Legend**

 Bushfire Prone Area

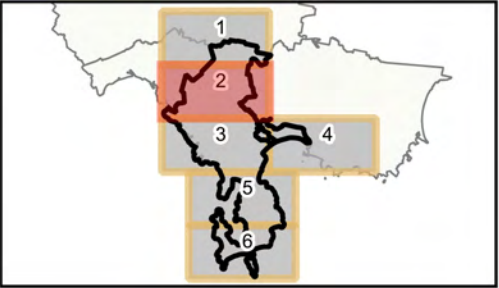
Map 2 of 6



Coordinate System: GDA 94 MGA Zone 55

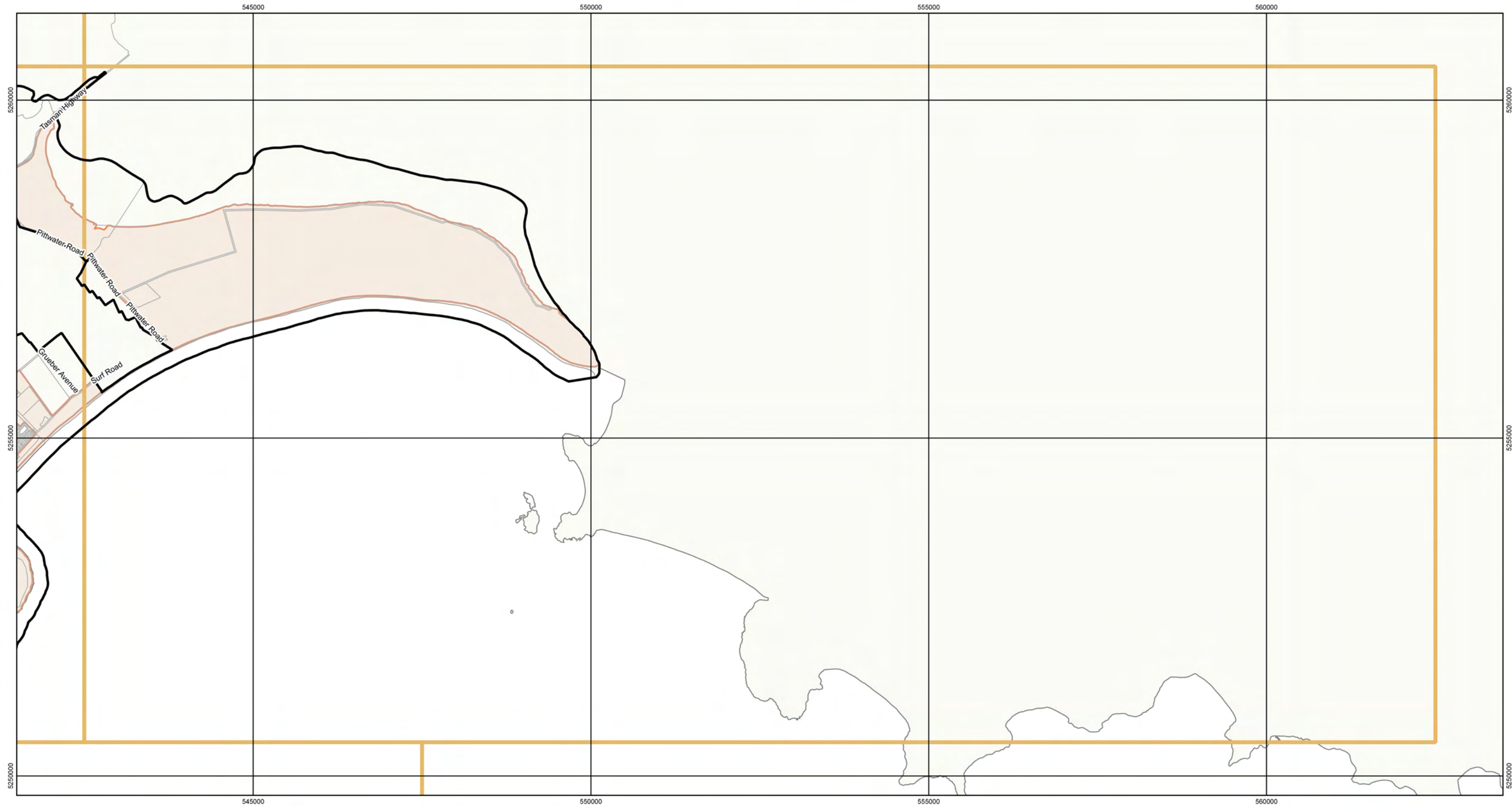
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Bushfire Prone Overlay



**Legend**

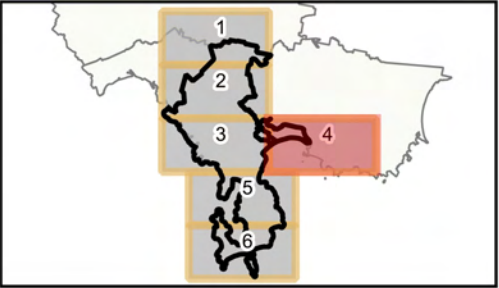
 Bushfire Prone Area

**Map 4 of 6**



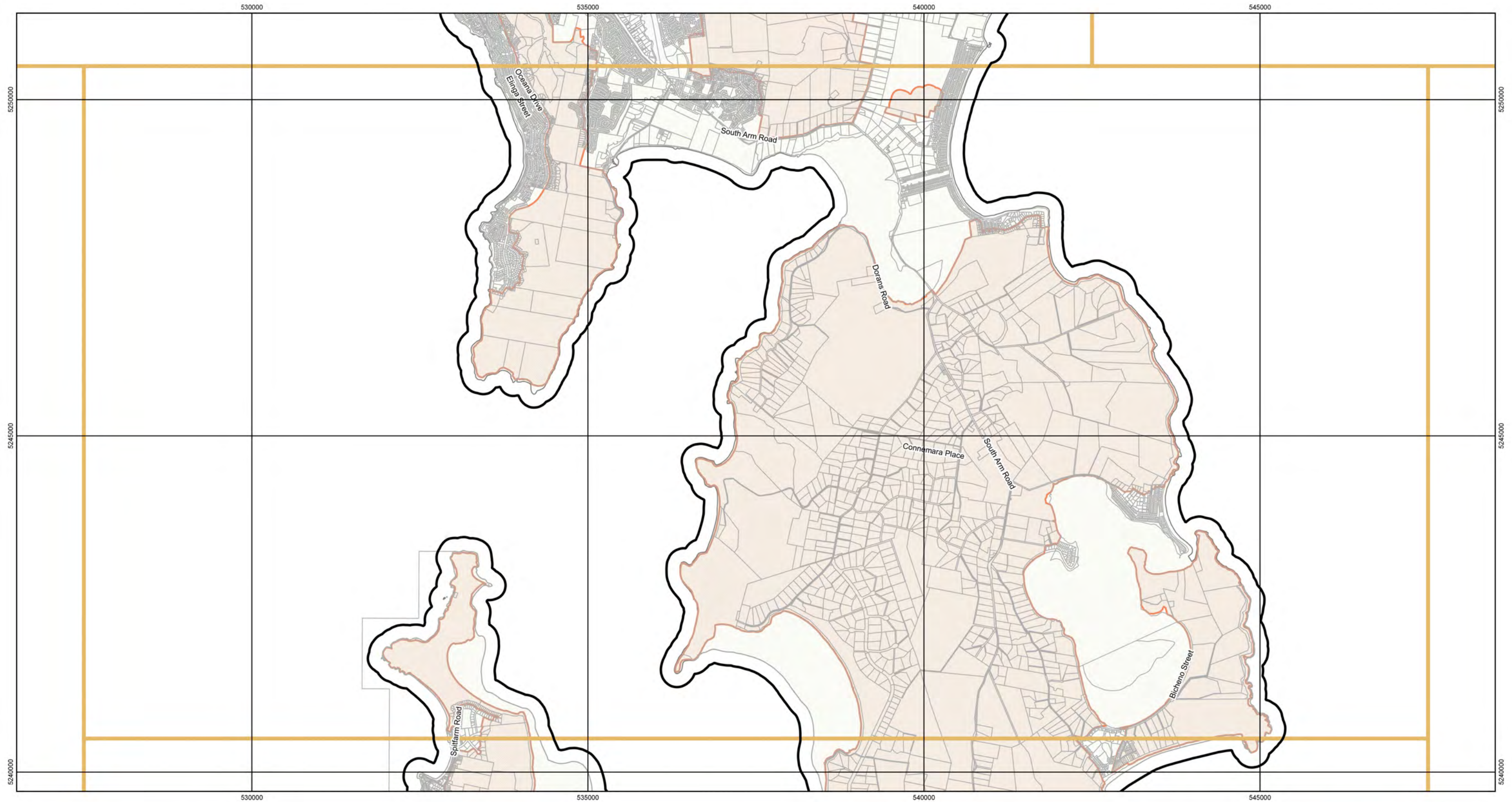
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Bushfire Prone Overlay



**Legend**

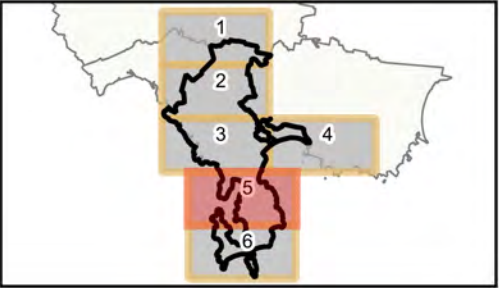
 Bushfire Prone Area

**Map 5 of 6**



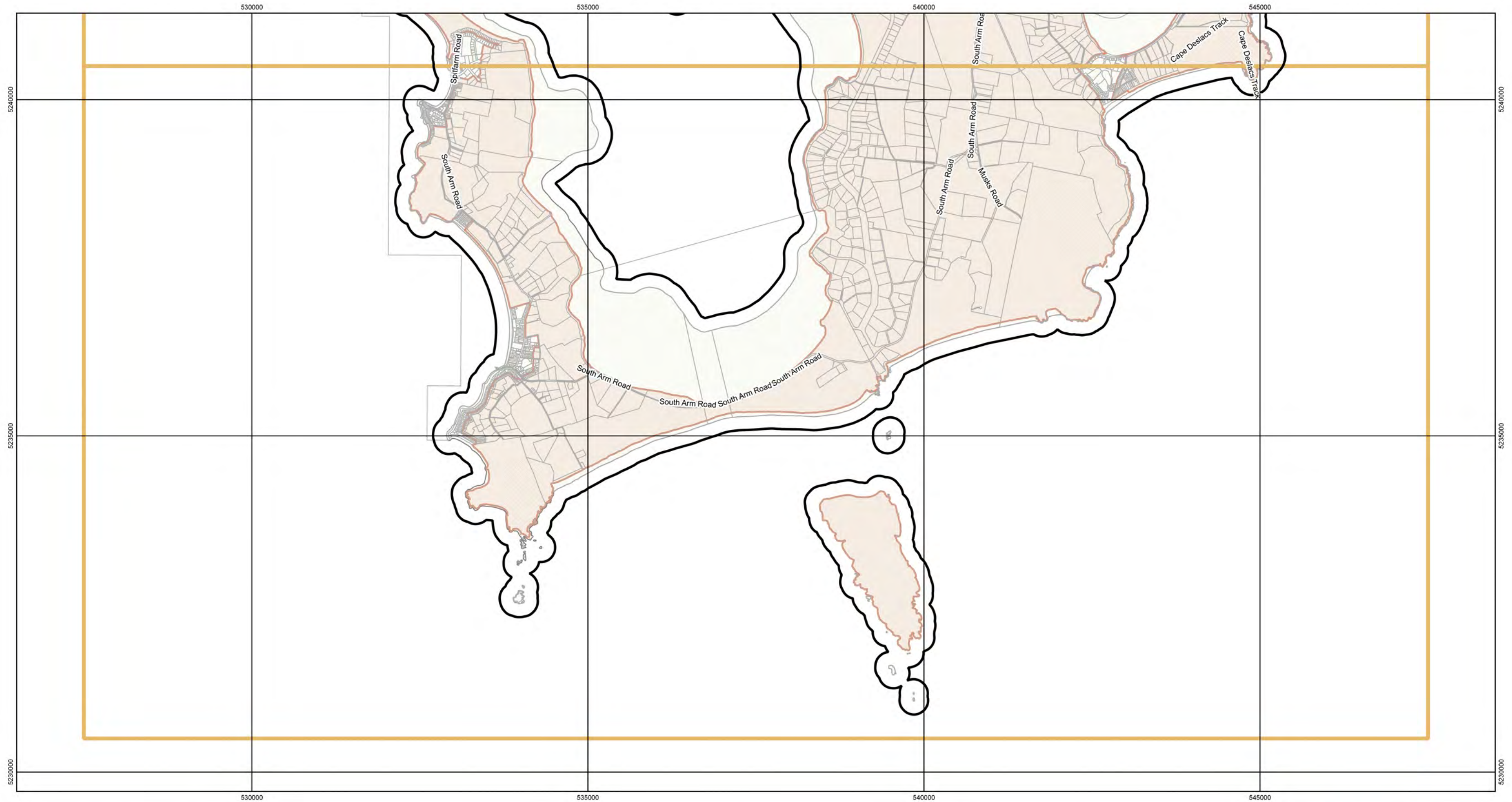
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Bushfire Prone Overlay



**Legend**

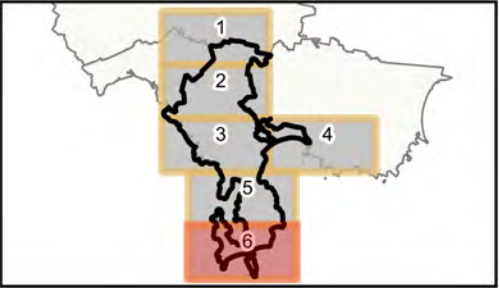
 Bushfire Prone Area

**Map 6 of 6**



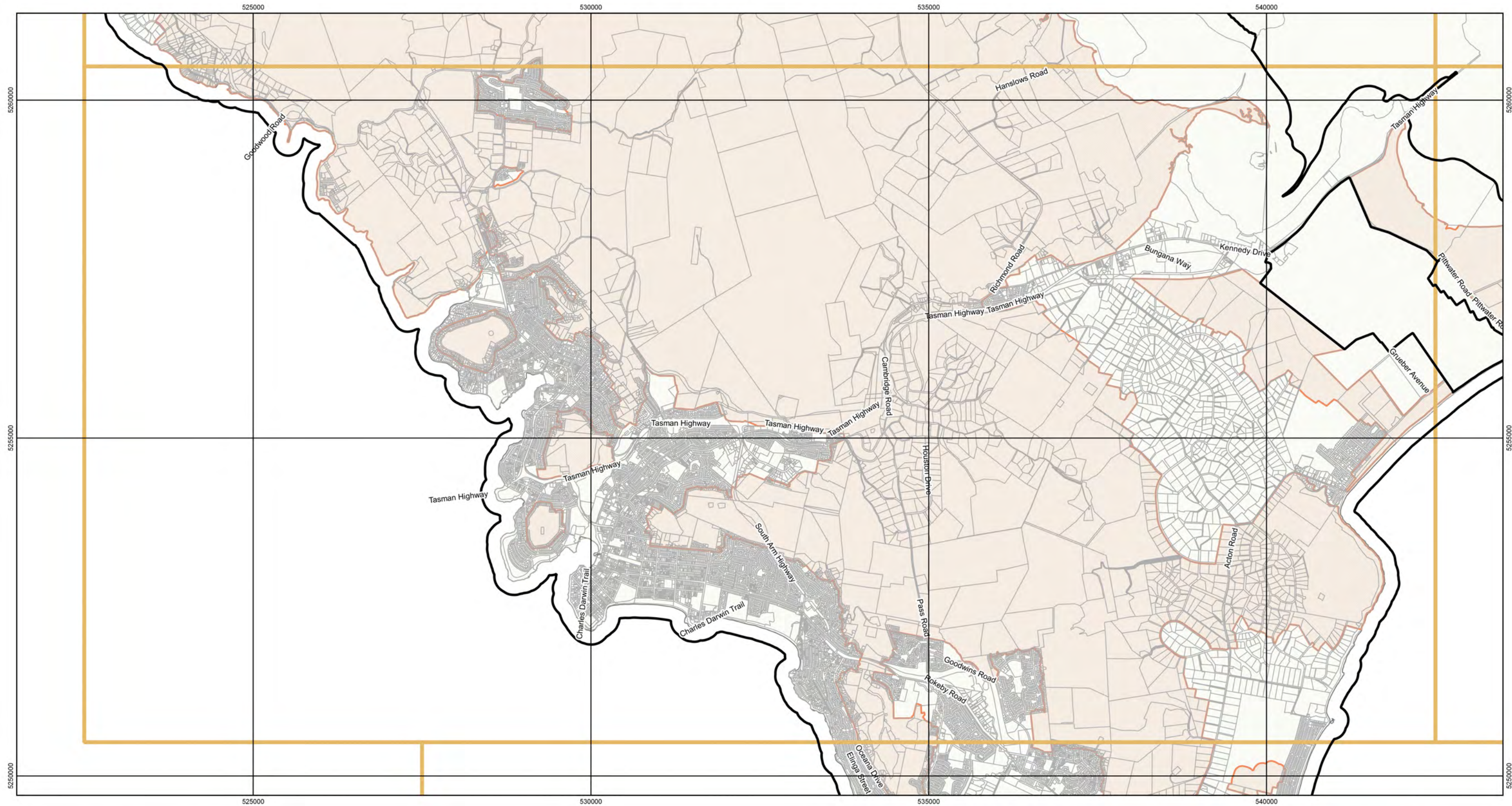
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Bushfire Prone Overlay



**Legend**

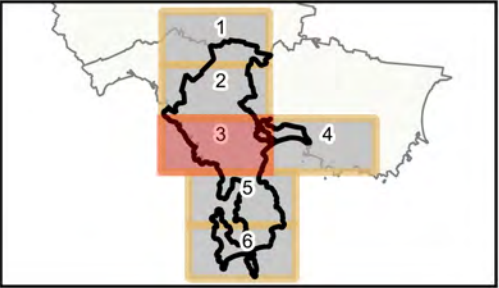
 Bushfire Prone Area

**Map 3 of 6**



Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Erosion Hazard Overlay



Legend

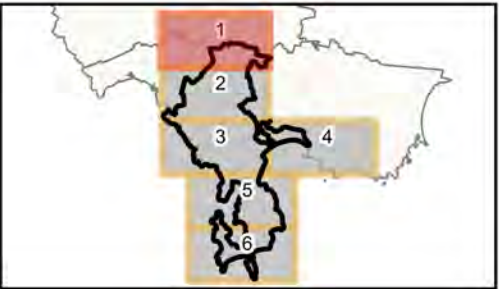
- Coastal Erosion Hazard
- Investigation area
- Low hazard band
- Medium hazard band
- High hazard band

Map 1 of 6



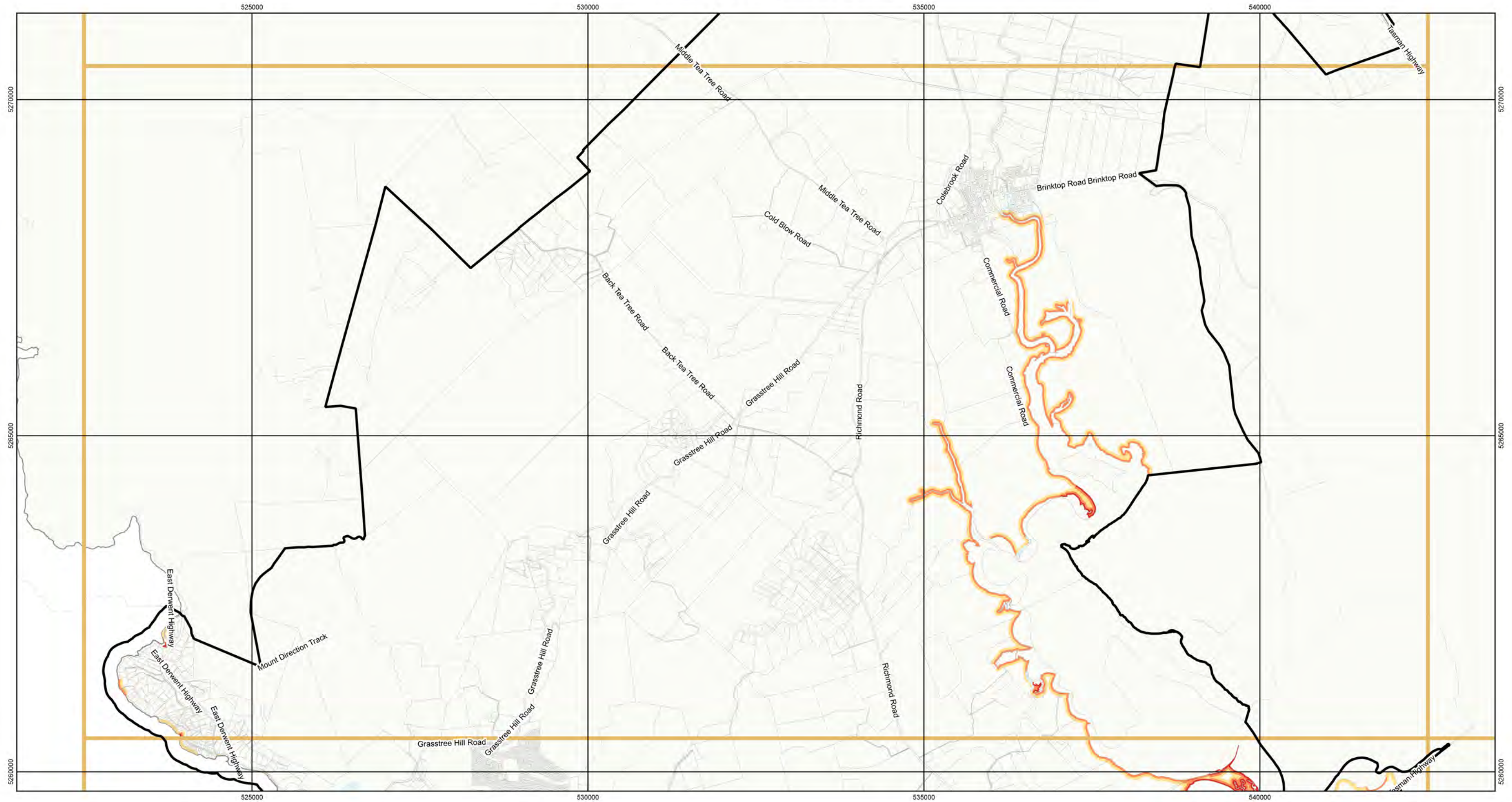
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Erosion Hazard Overlay



**Legend**

Coastal Erosion Hazard	Medium hazard band
Investigation area	High hazard band
Low hazard band	

**Map 2 of 6**

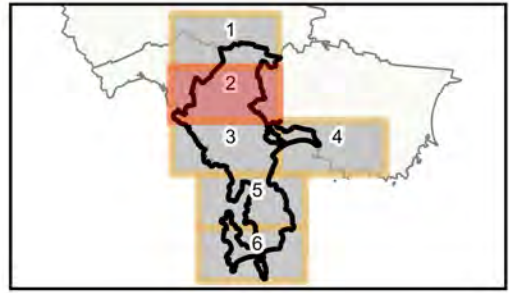
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

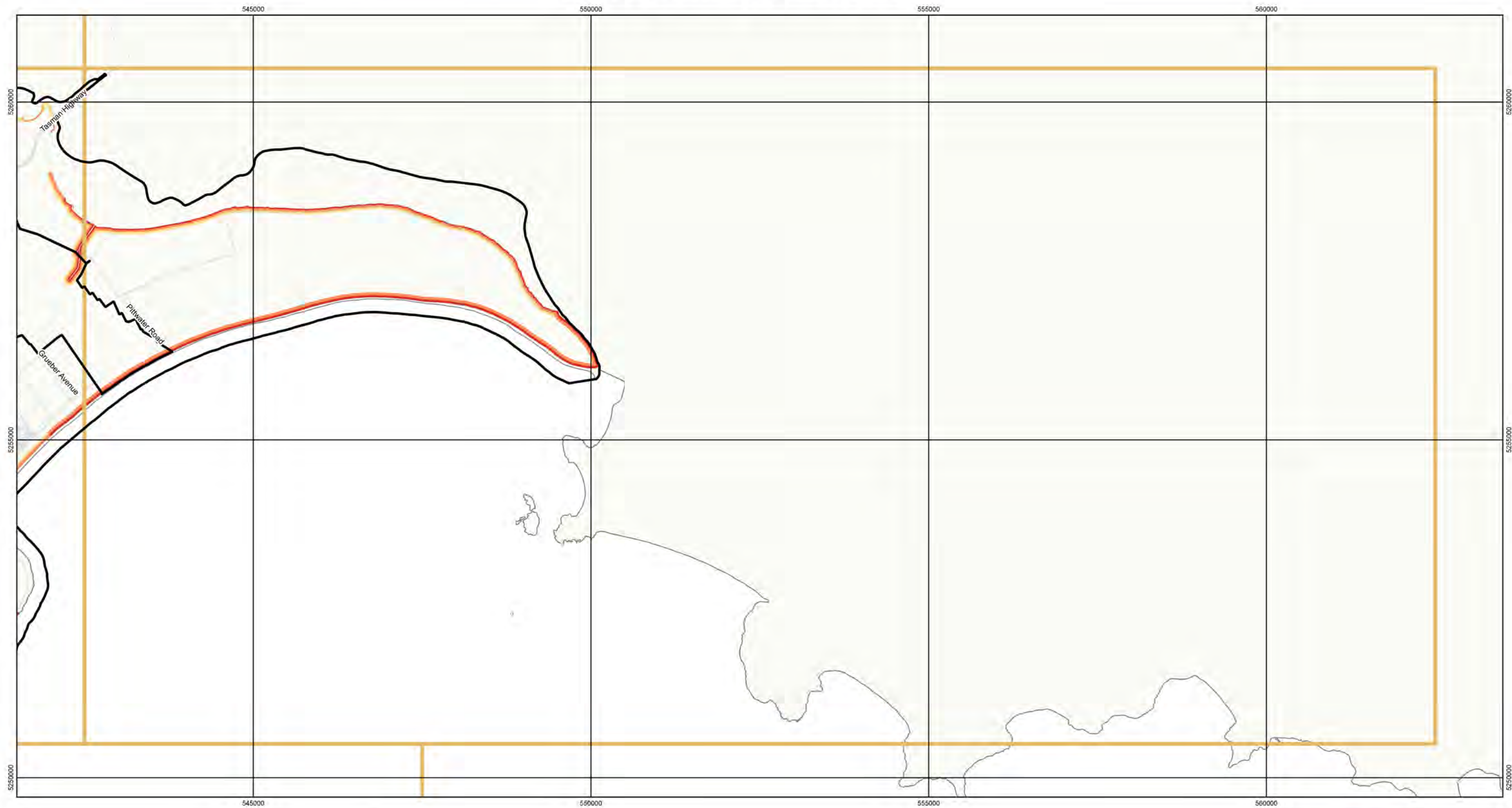
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Erosion Hazard Overlay



**Legend**

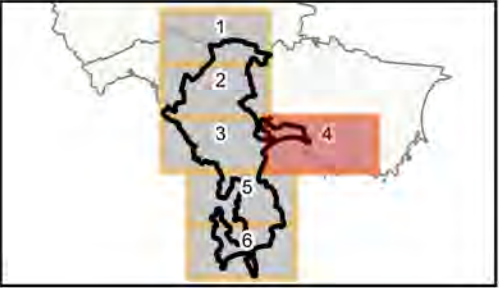
- Coastal Erosion Hazard
- Investigation area
- Low hazard band
- Medium hazard band
- High hazard band

**Map 4 of 6**



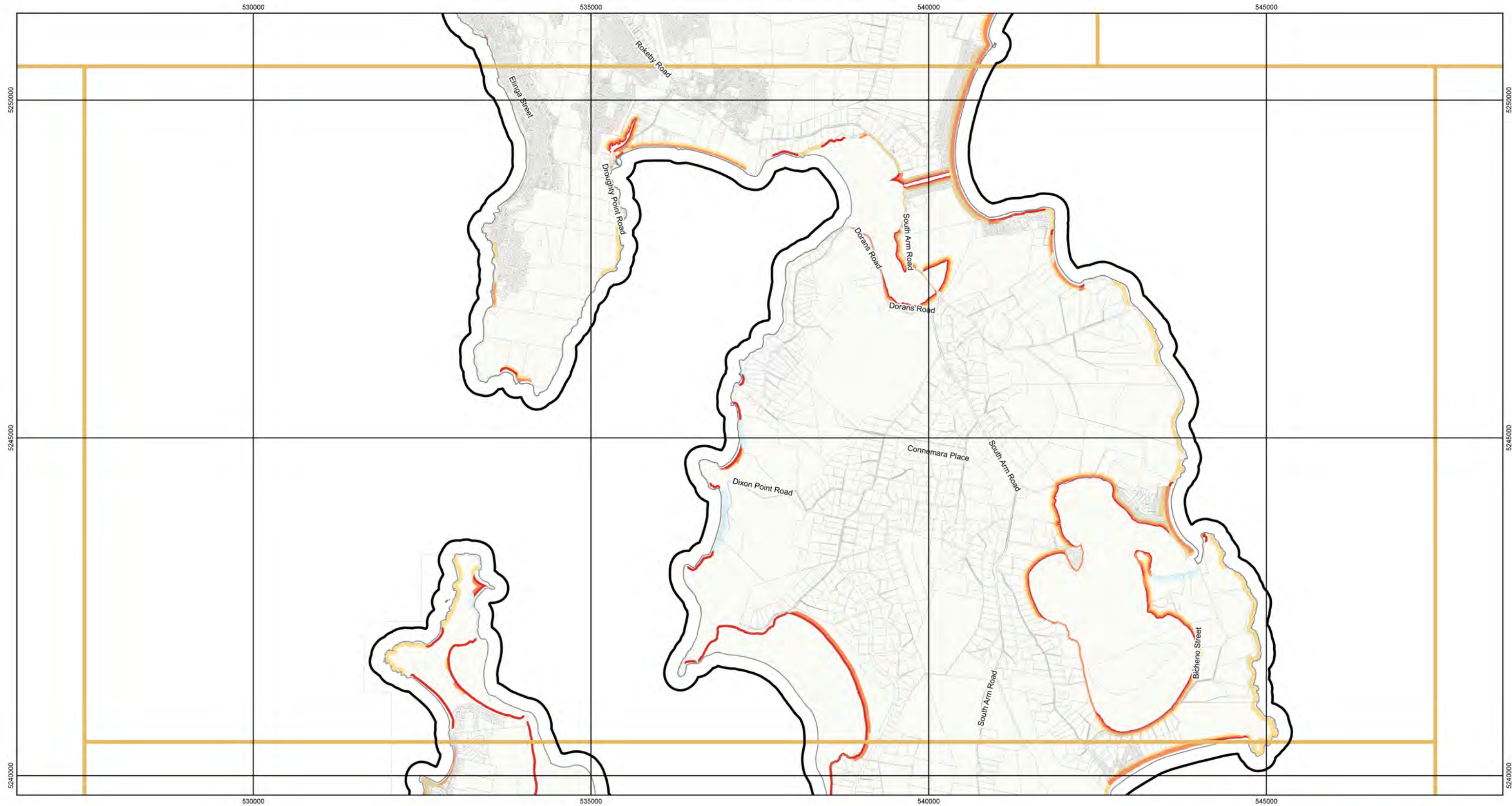
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Erosion Hazard Overlay



Legend

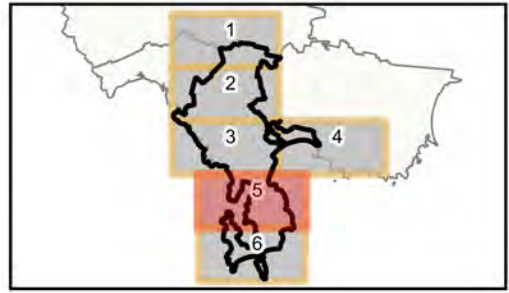
- Coastal Erosion Hazard
- Investigation area
- Low hazard band
- Medium hazard band
- High hazard band

Map 5 of 6



Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Erosion Hazard Overlay



**Legend**

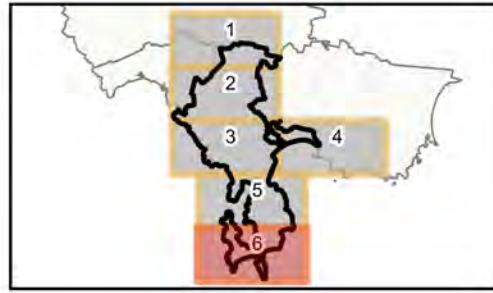
- Coastal Erosion Hazard
- Investigation area
- Low hazard band
- Medium hazard band
- High hazard band

Map 6 of 6



Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





# Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Coastal Erosion Hazard Overlay



### Legend

Coastal Erosion Hazard

Investigation area

Low hazard band

Medium hazard band

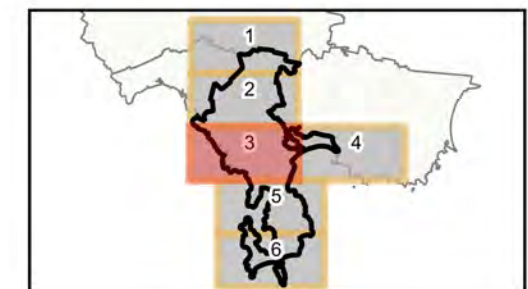
High hazard band

Map 3 of 6



Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





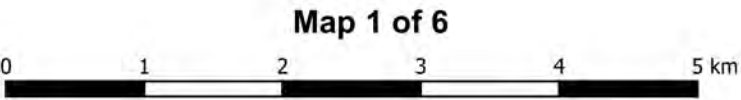
Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Inundation Hazard Overlay



**Legend**

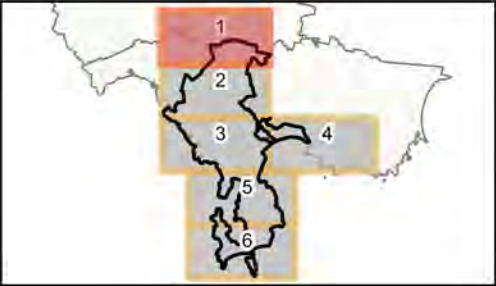
Coastal Inundation Hazard

- Coastal inundation investigation area
- Low coastal inundation hazard band
- Medium coastal inundation hazard band
- High coastal inundation hazard band



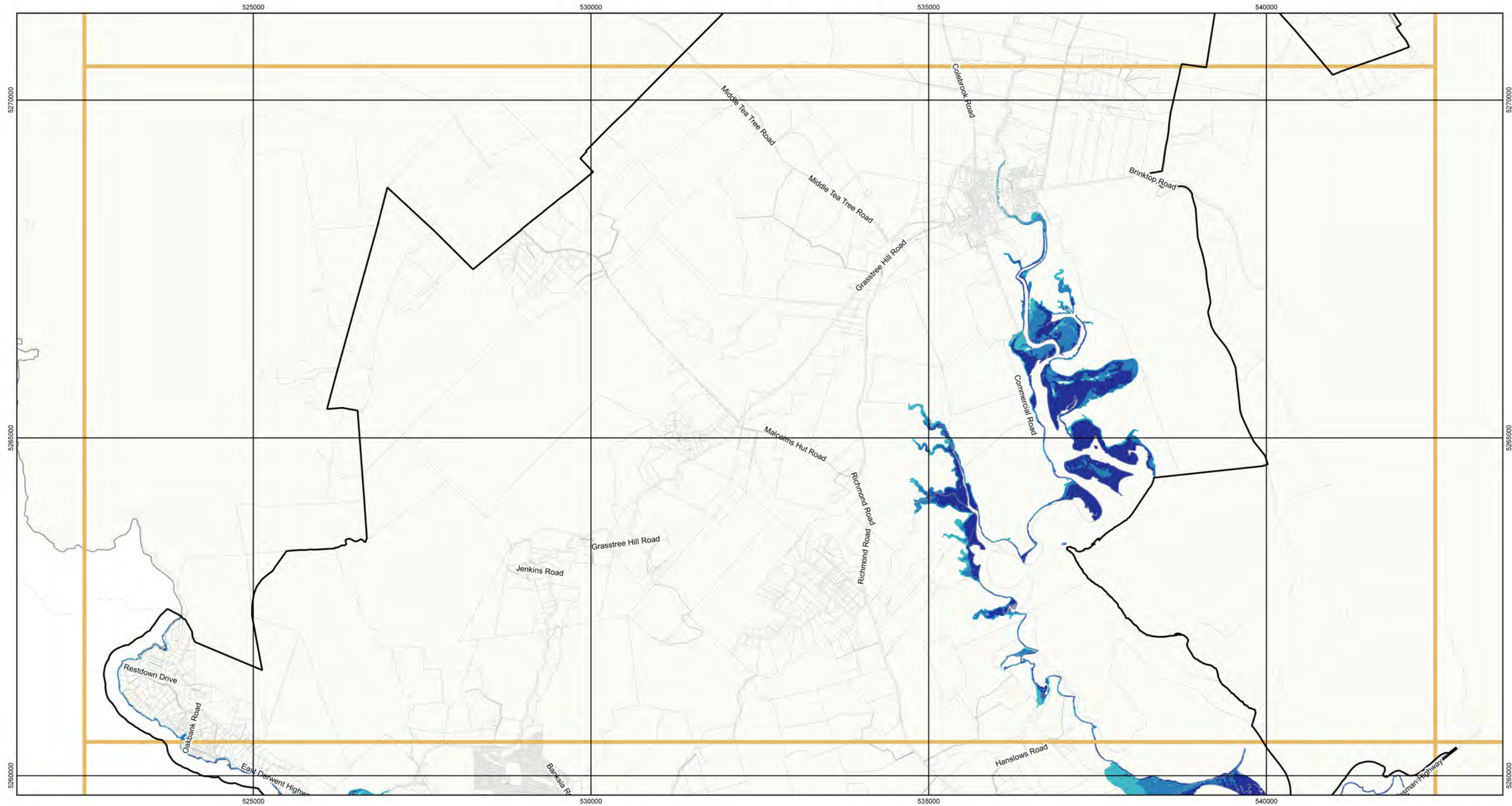
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from WRL, DPAC and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





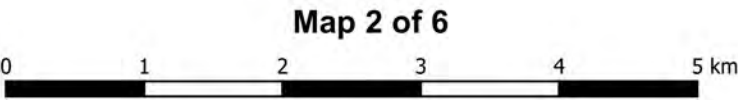
Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Inundation Hazard Overlay



**Legend**

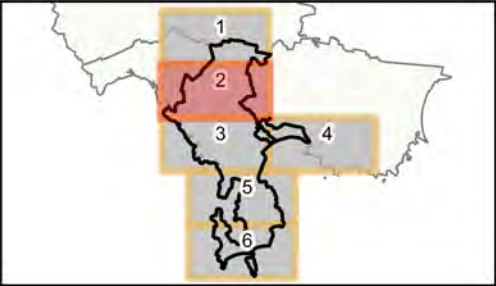
Coastal Inundation Hazard

- Coastal inundation investigation area
- Low coastal inundation hazard band
- Medium coastal inundation hazard band
- High coastal inundation hazard band



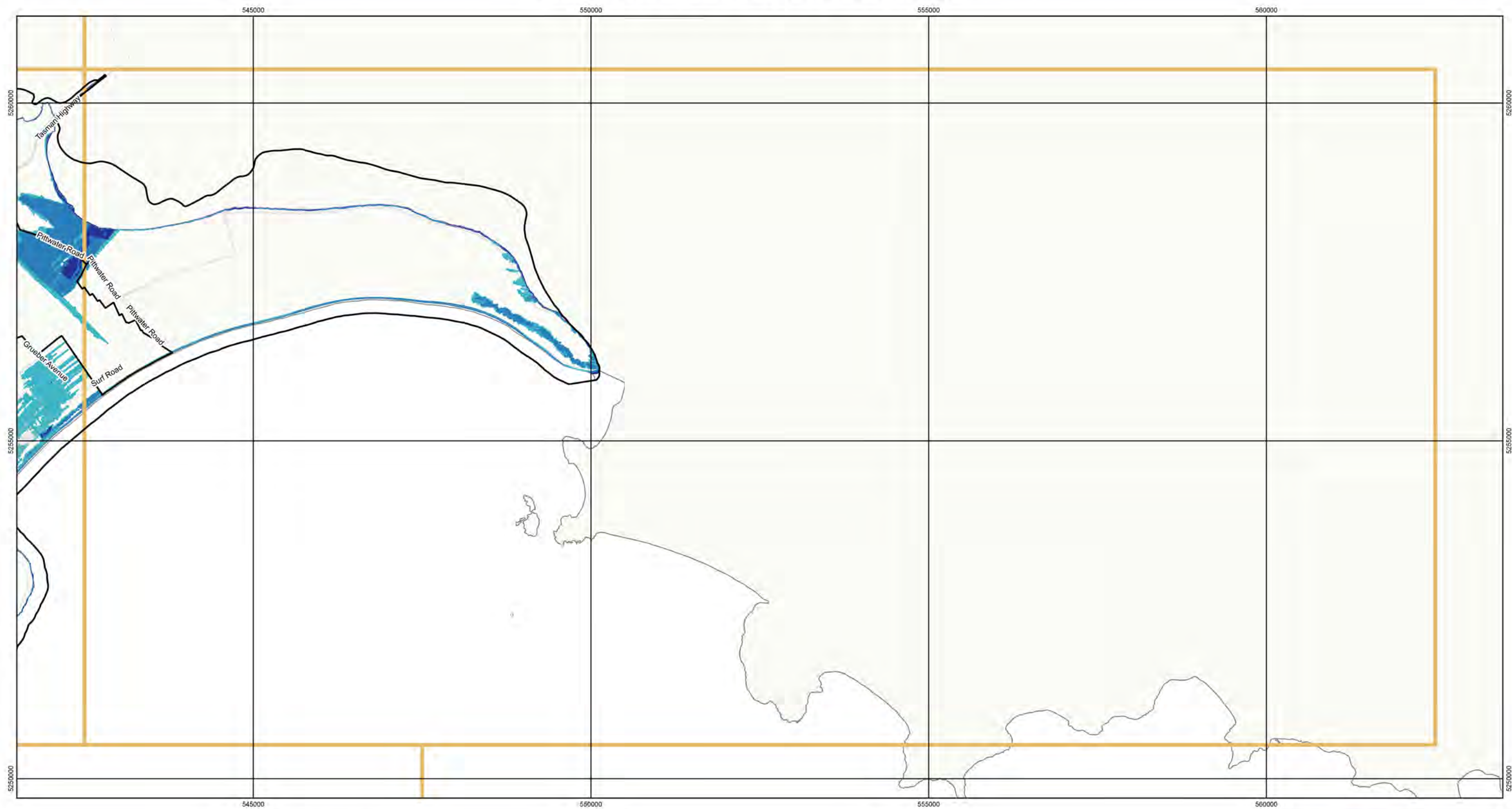
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from WRL, DPAC and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





# Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Coastal Inundation Hazard Overlay



**Legend**

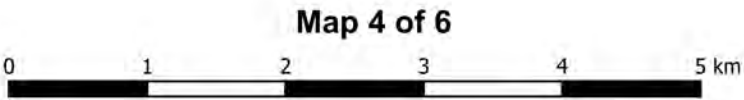
Coastal Inundation Hazard

Coastal inundation investigation area

Low coastal inundation hazard band

Medium coastal inundation hazard band

High coastal inundation hazard band

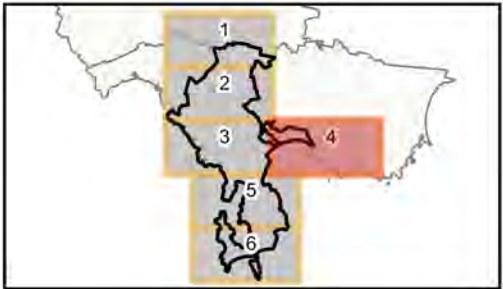


Coordinate System: GDA 94 MGA Zone 55

Overlay data from WRL, DPAC and Clarence City Council

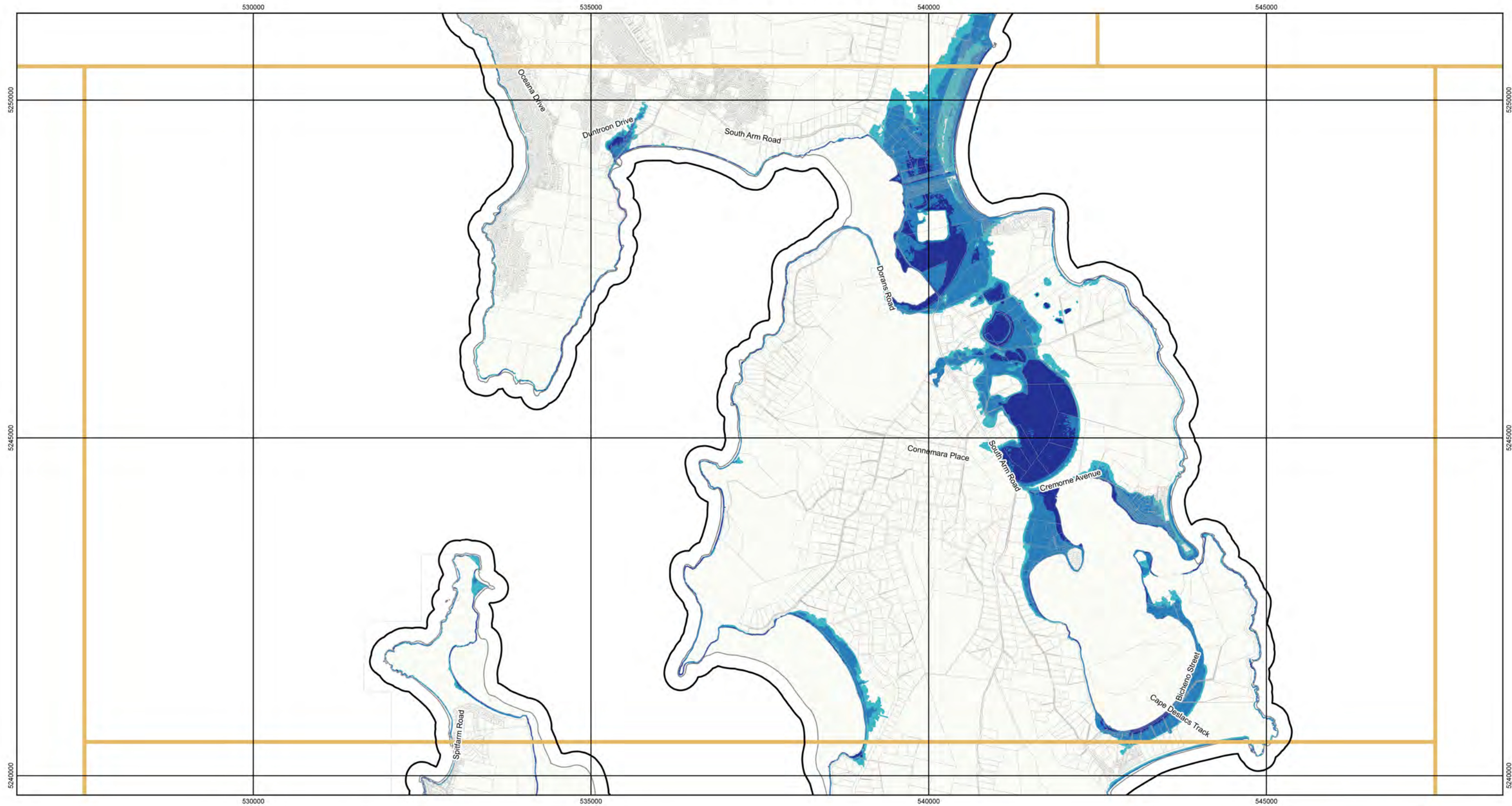
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





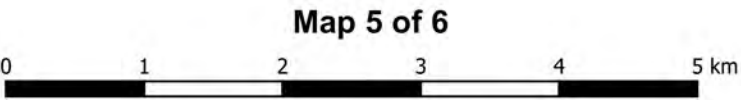
Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Inundation Hazard Overlay



**Legend**

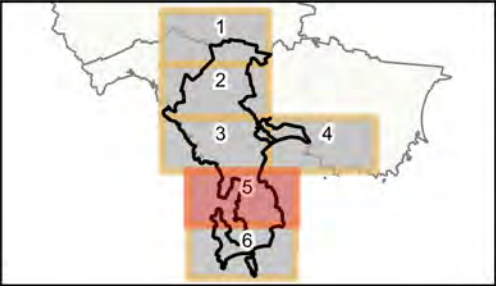
Coastal Inundation Hazard

- Coastal inundation investigation area
- Low coastal inundation hazard band
- Medium coastal inundation hazard band
- High coastal inundation hazard band



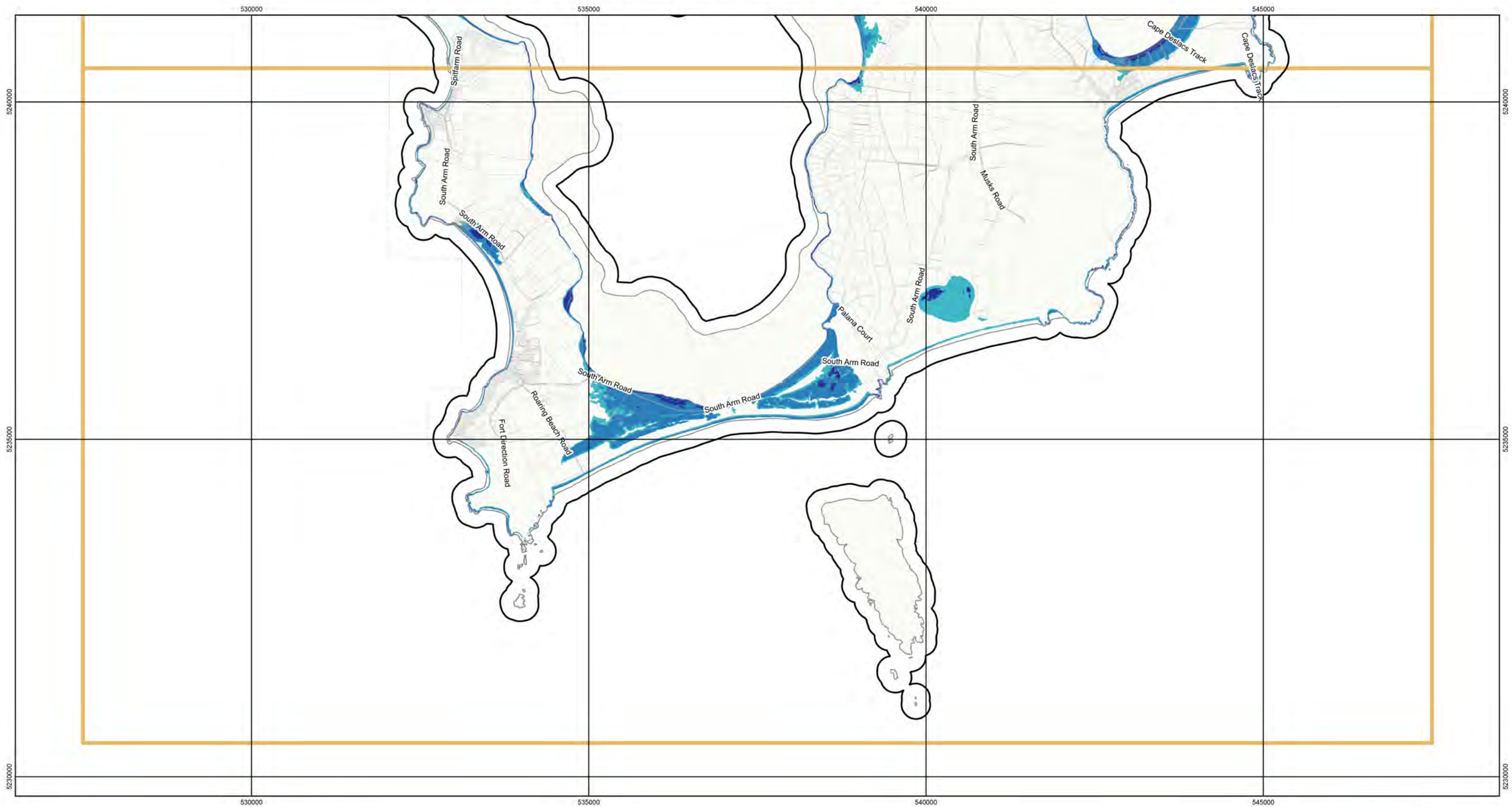
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from WRL, DPAC and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





## Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Coastal Inundation Hazard Overlay



### Legend

Coastal Inundation Hazard

Coastal inundation investigation area

Low coastal inundation hazard band

 Medium coastal inundation hazard band

■ High coastal inundation hazard band

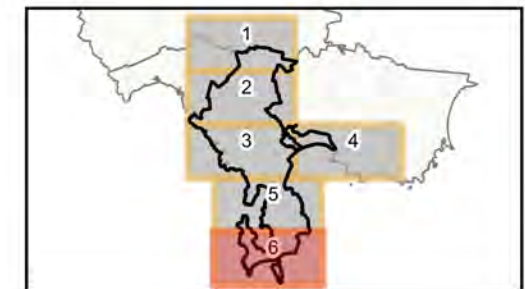
Map 6 of 6



Coordinate System: GDA 94 MGA Zone 55

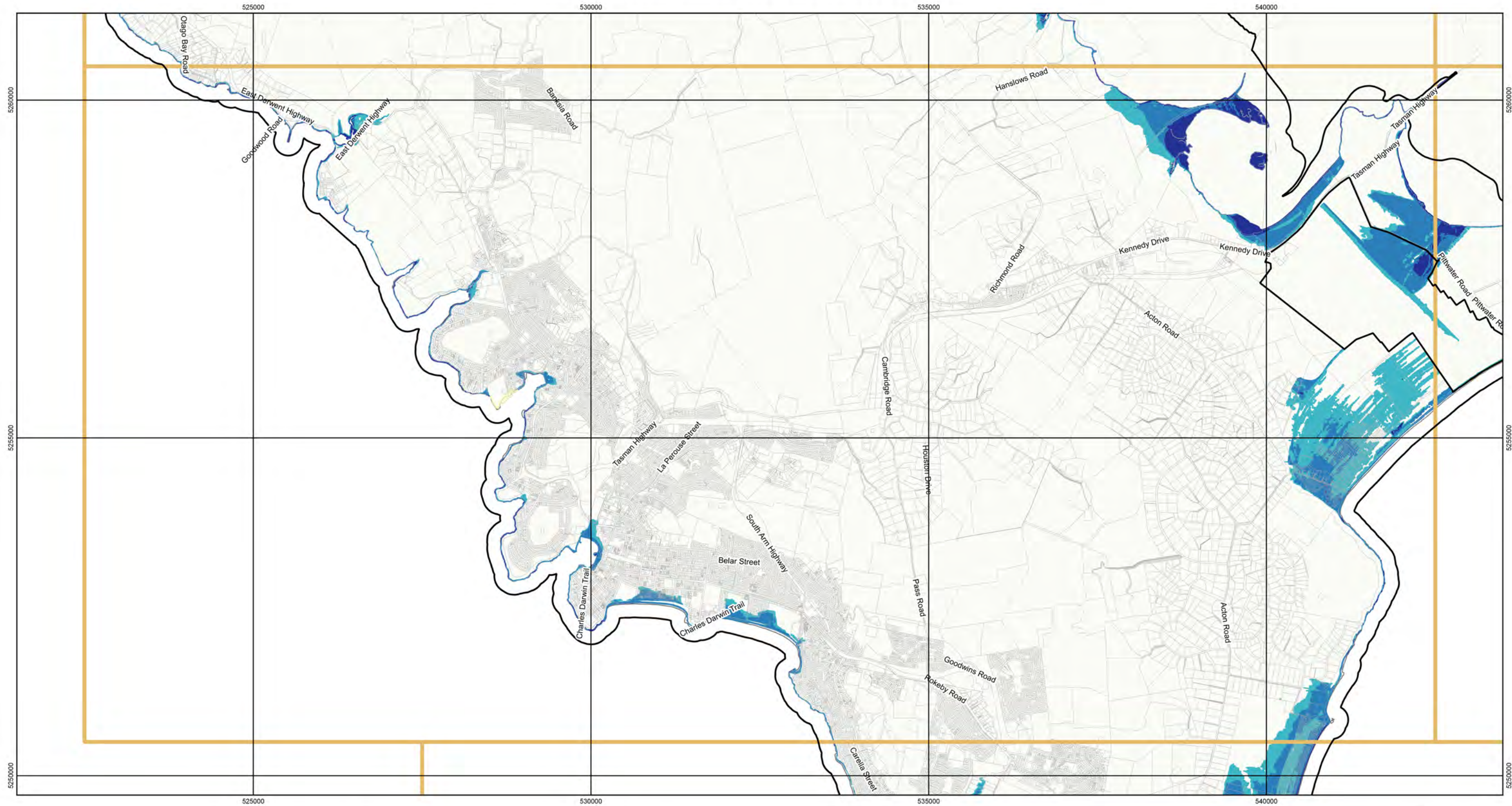
Overlay data from WRL, DPAC and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





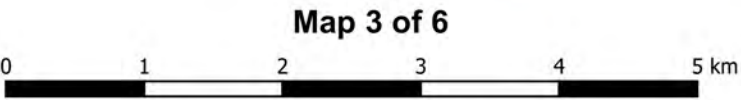
Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Coastal Inundation Hazard Overlay



**Legend**

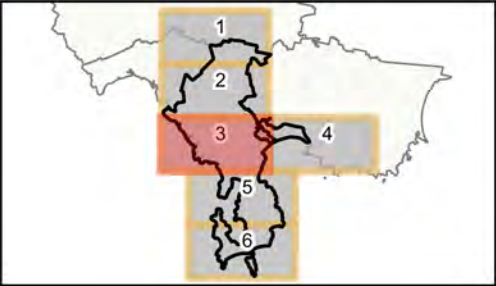
Coastal Inundation Hazard

- Coastal inundation investigation area
- Low coastal inundation hazard band
- Medium coastal inundation hazard band
- High coastal inundation hazard band



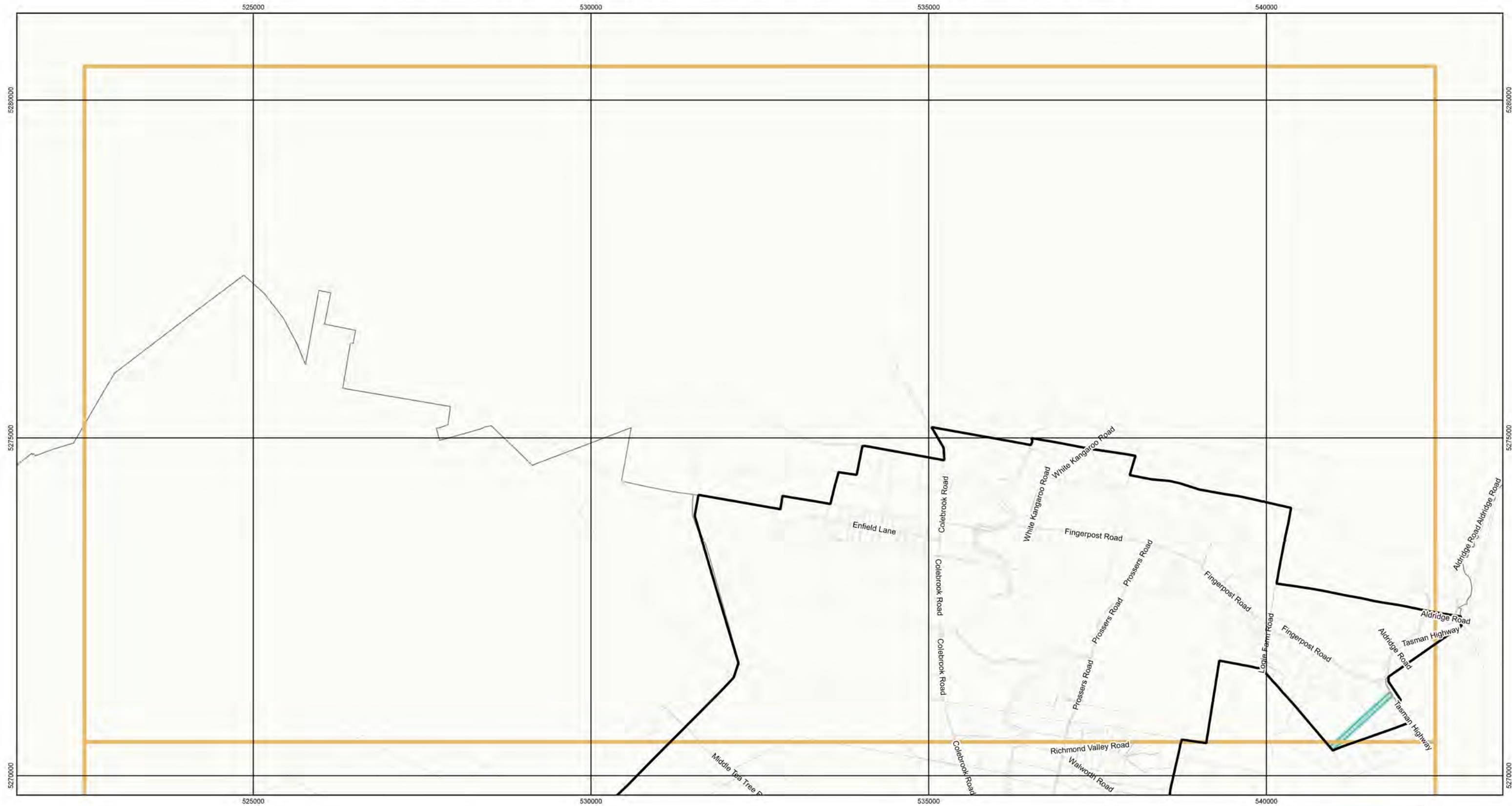
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from WRL, DPAC and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Electricity Transmission Infrastructure Protection Overlay (ETIP)



**Legend**

ETIP

 Communications station buffer area

 Substation facility buffer area

 Inner protection area

 Substation facility

 Electricity transmission corridor

**Map 1 of 6**

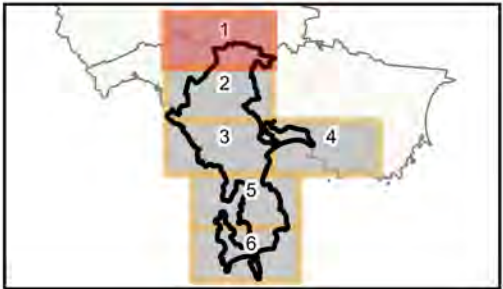
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from TasNetworks and Clarence City Council

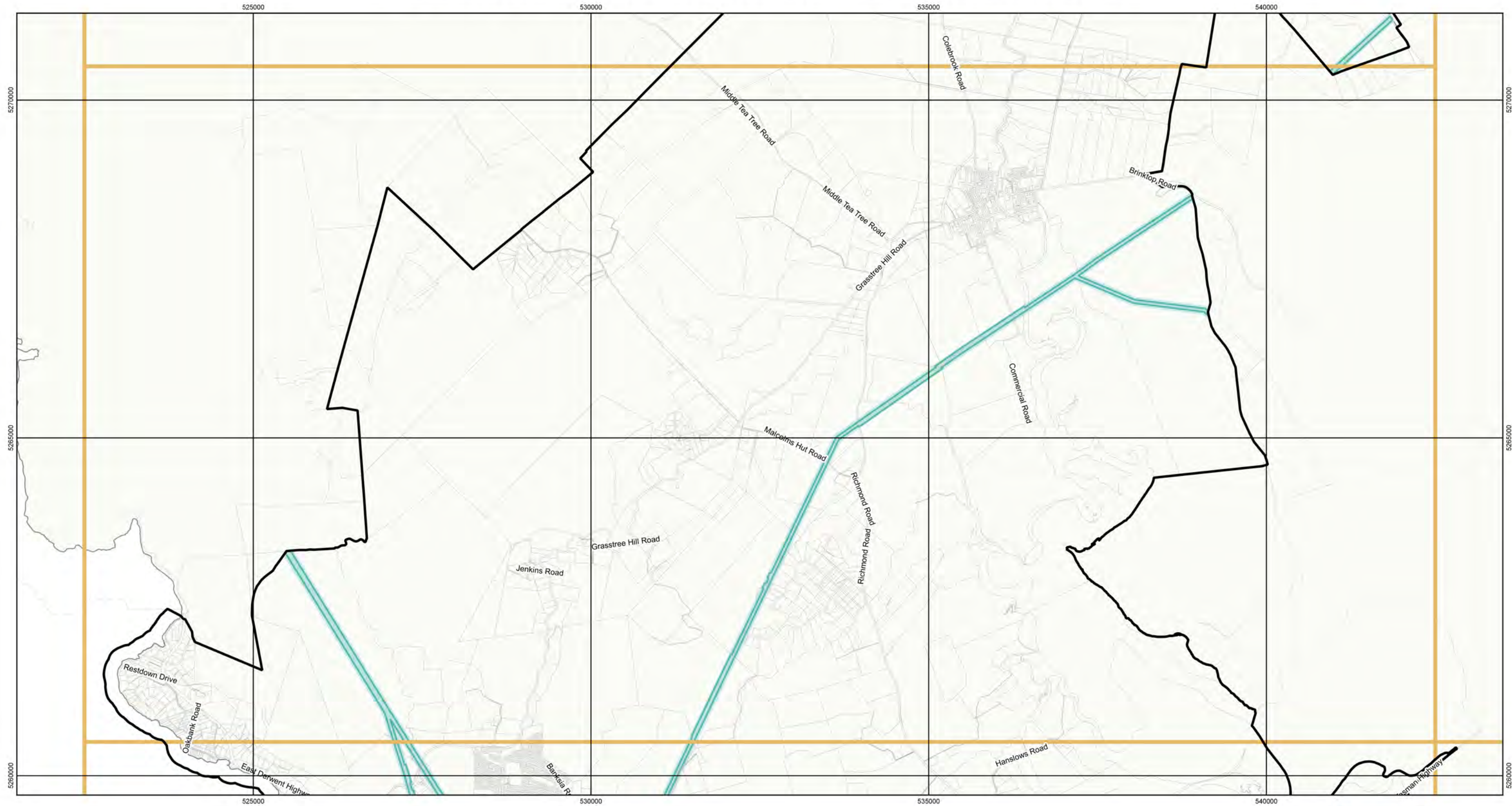
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Electricity Transmission Infrastructure Protection Overlay (ETIP)



**Legend**

ETIP

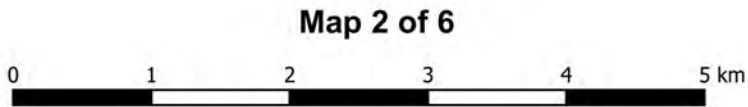
Communications station buffer area

Substation facility buffer area

Inner protection area

Substation facility

Electricity transmission corridor

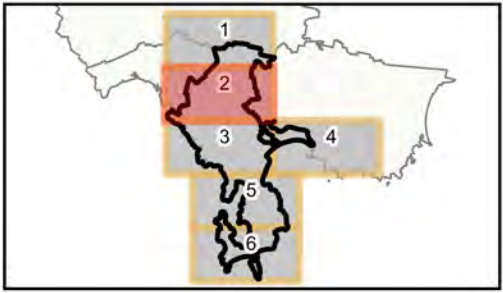


Coordinate System: GDA 94 MGA Zone 55

Overlay data from TasNetworks and Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Electricity Transmission Infrastructure Protection Overlay (ETIP)



**Legend**

ETIP

- Inner protection area
- Communications station buffer area
- Substation facility buffer area

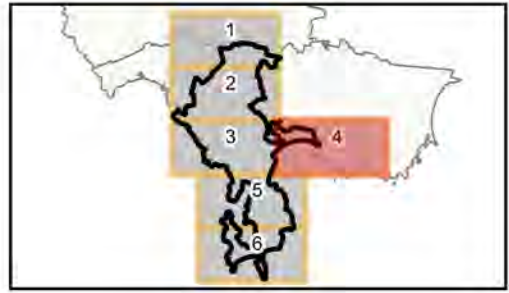
- Substation facility
- Electricity transmission corridor

**Map 4 of 6**

Coordinate System: GDA 94 MGA Zone 55

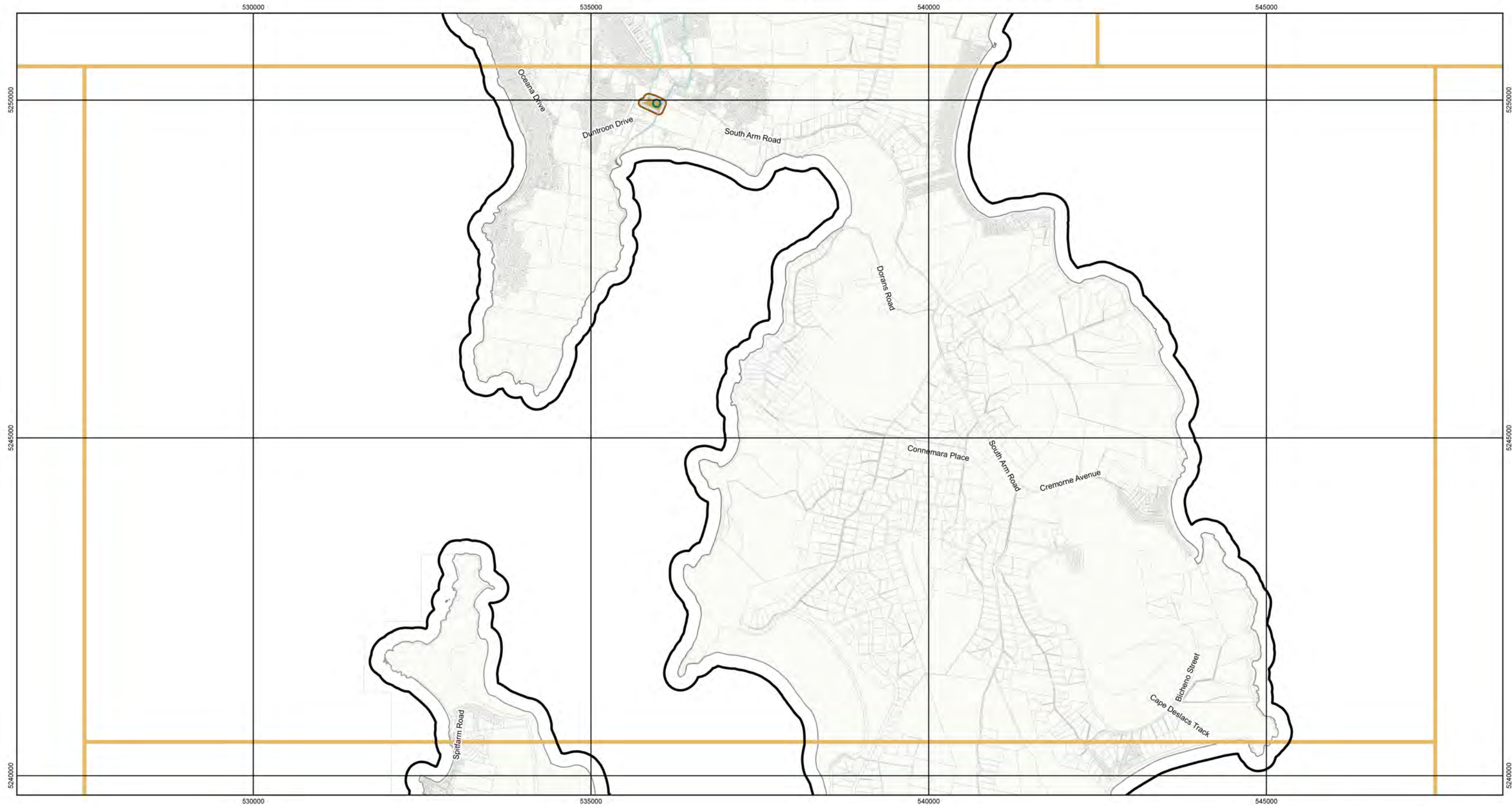
Overlay data from TasNetworks and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Electricity Transmission Infrastructure Protection Overlay (ETIP)



**Legend**

ETIP	Inner protection area
Communications station buffer area	Substation facility
Substation facility buffer area	Electricity transmission corridor

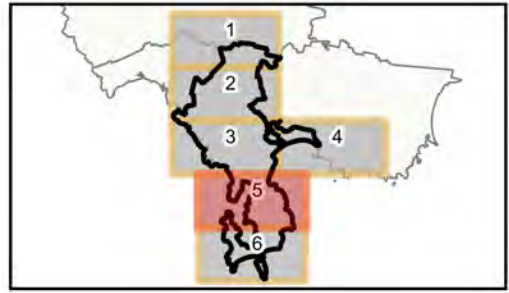
**Map 5 of 6**

0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

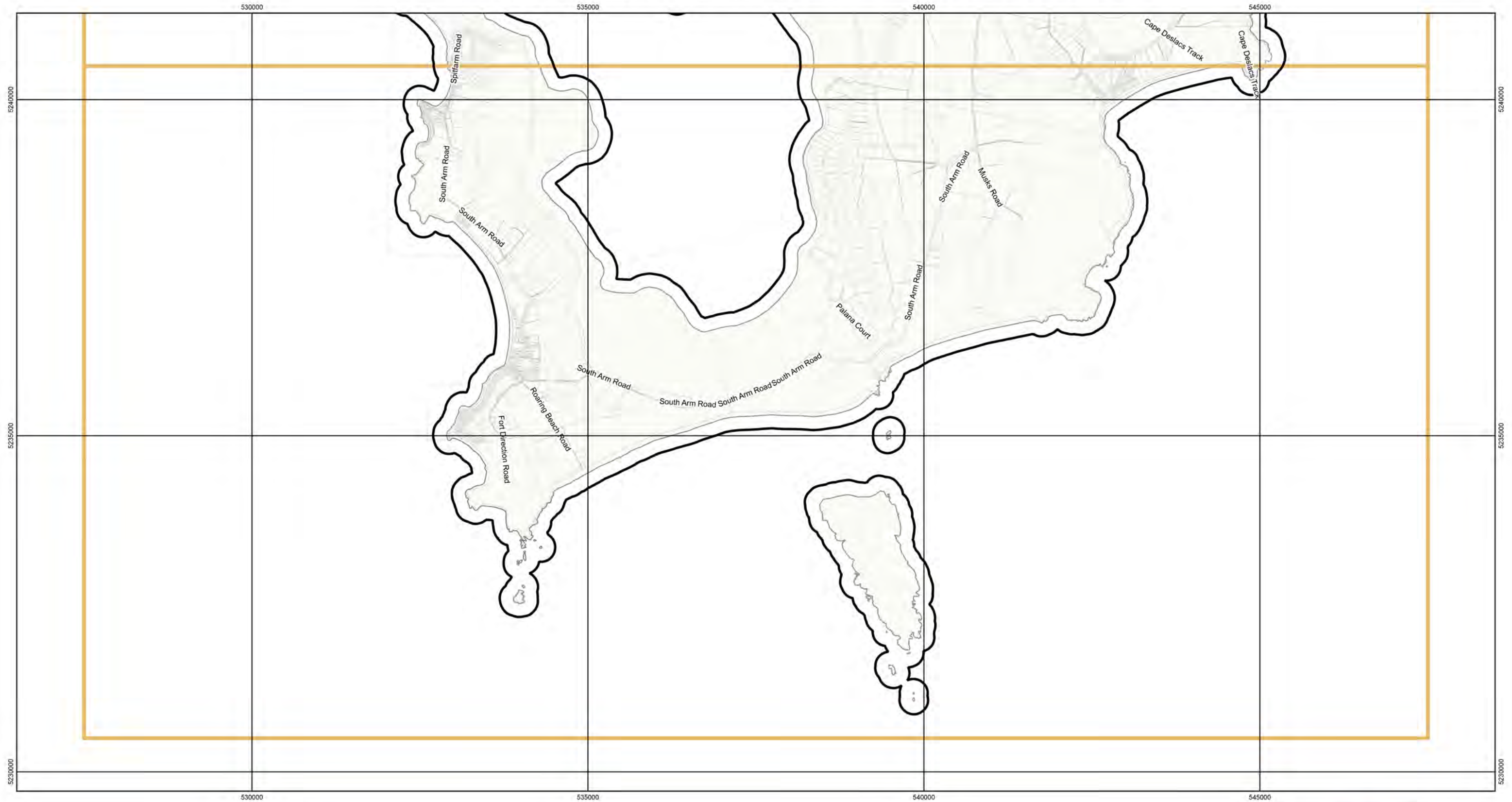
Overlay data from TasNetworks and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Electricity Transmission Infrastructure Protection Overlay (ETIP)



**Legend**

ETIP	Inner protection area
Communications station buffer area	Substation facility
Substation facility buffer area	Electricity transmission corridor

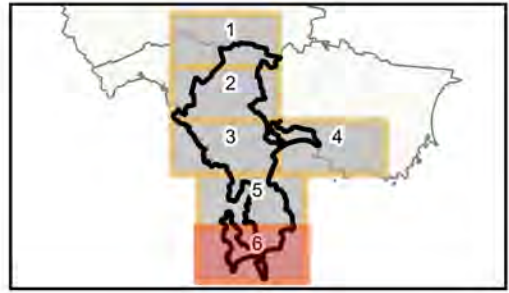
**Map 6 of 6**

0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

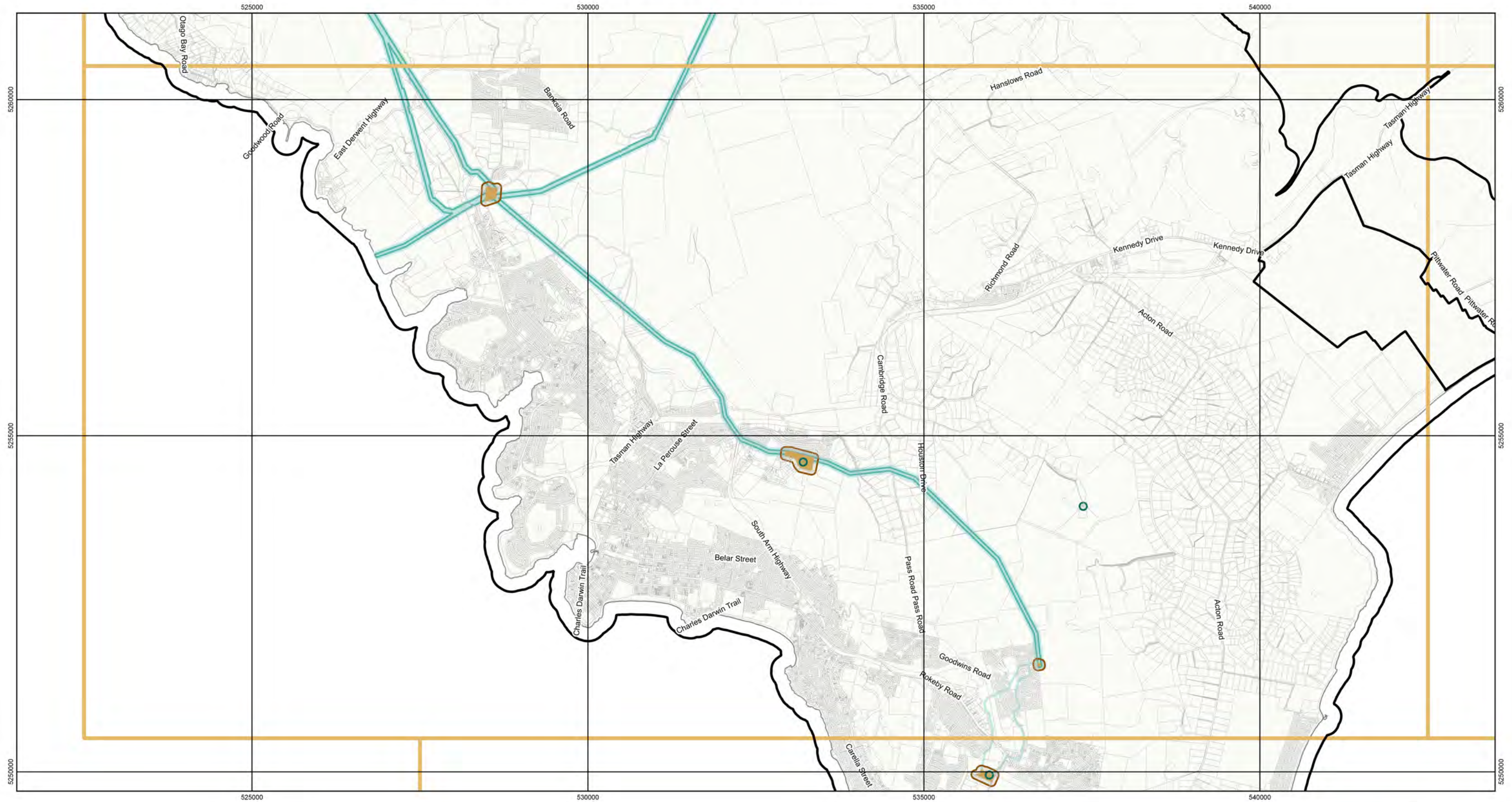
Overlay data from TasNetworks and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Electricity Transmission Infrastructure Protection Overlay (ETIP)



**Legend**

ETIP

- Inner protection area
- Communications station buffer area
- Substation facility buffer area

- Substation facility
- Electricity transmission corridor

**Map 3 of 6**

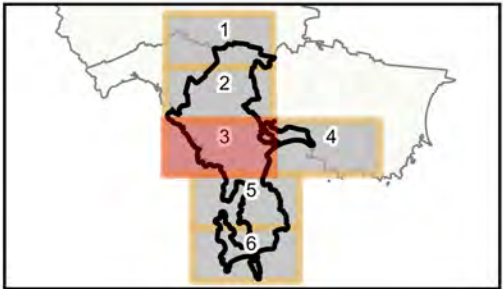
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from TasNetworks and Clarence City Council

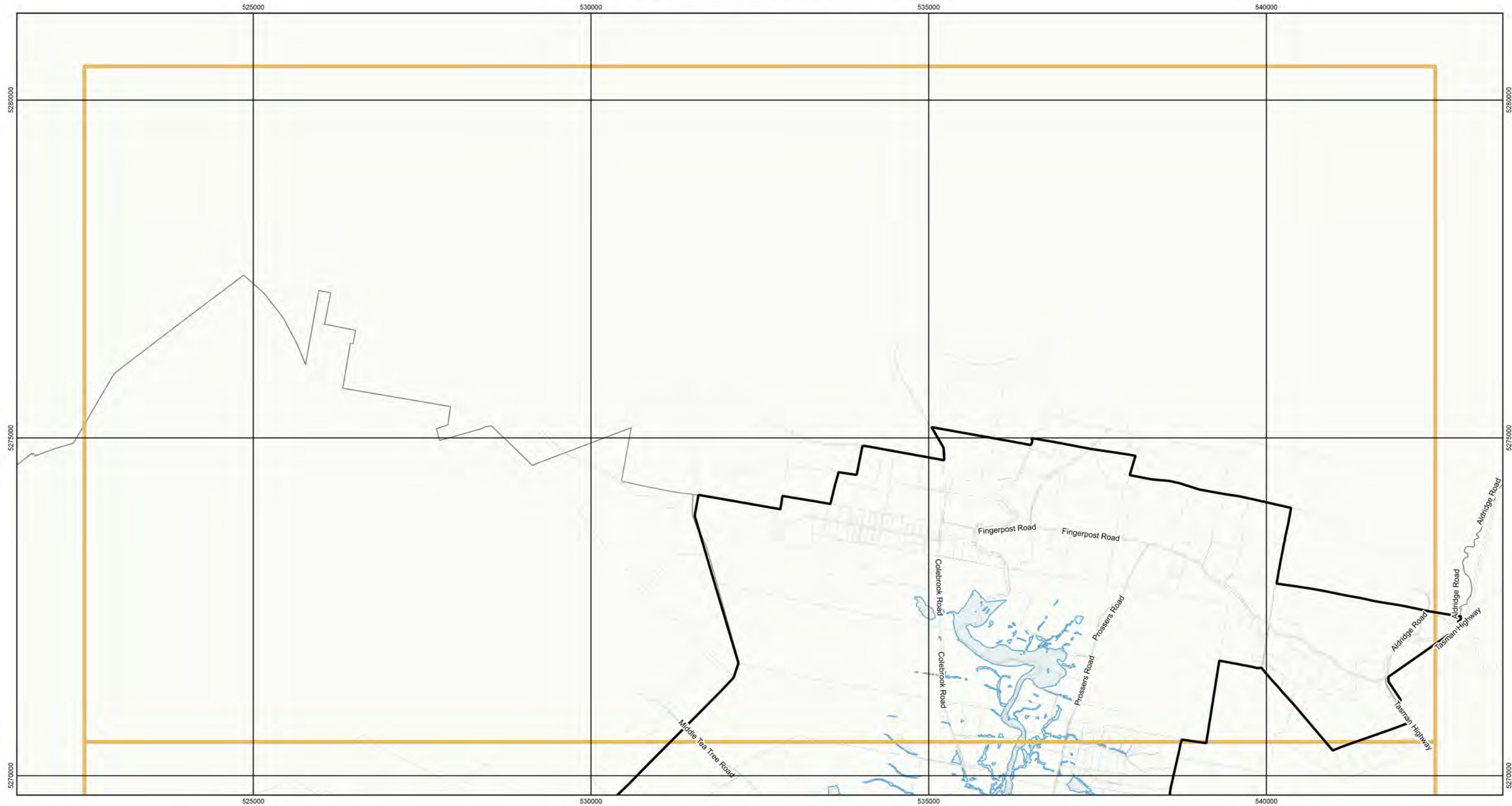
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Flood-Prone Hazard Areas Overlay



**Legend**

 Flood Prone Area

**Map 1 of 6**

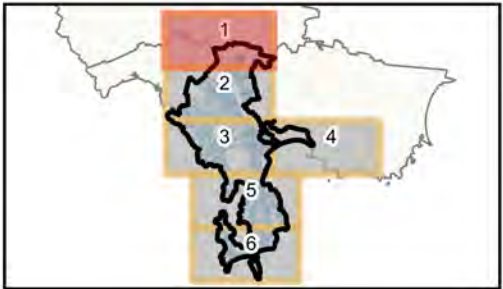
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

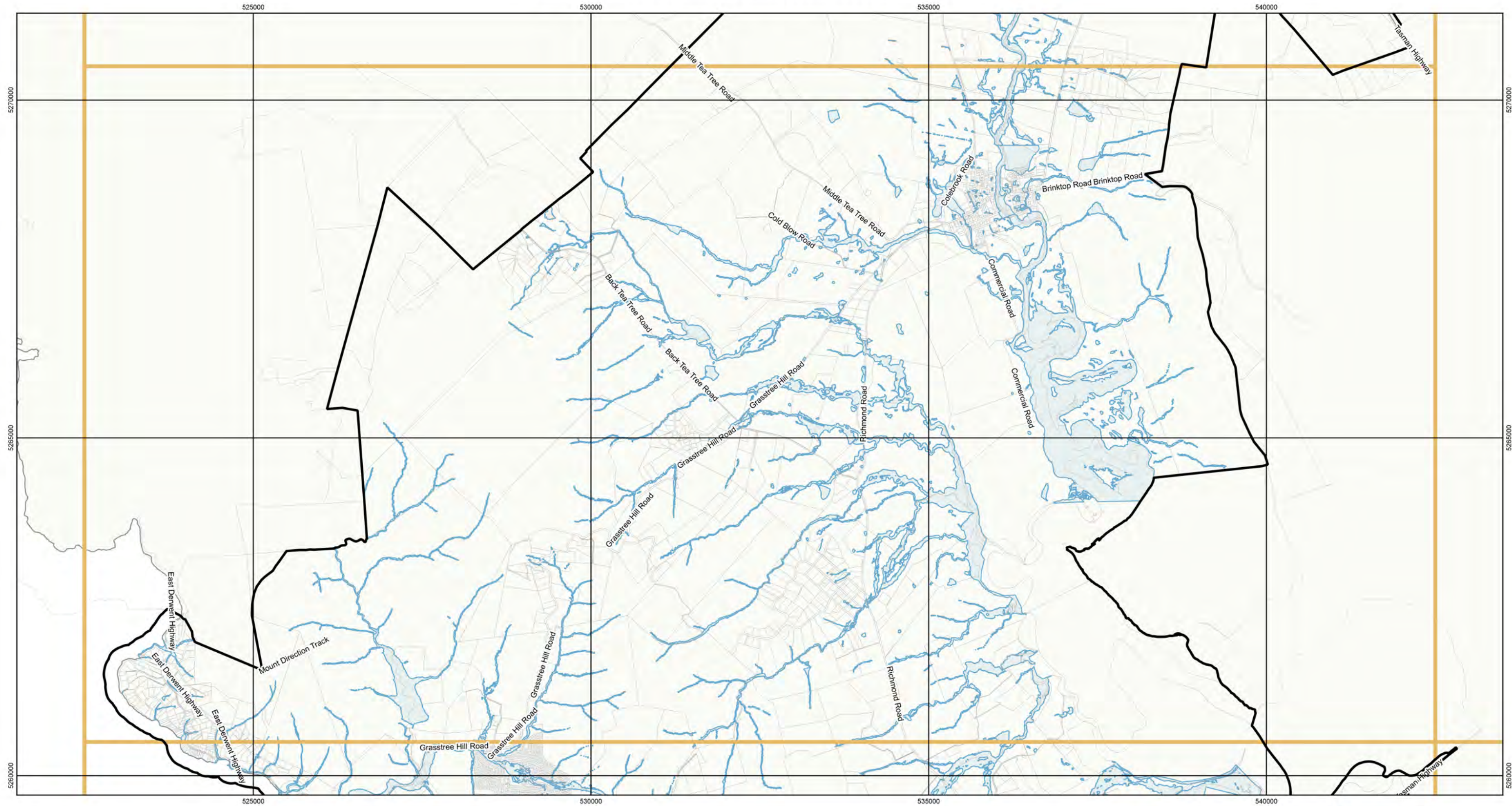
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Flood-Prone Hazard Areas Overlay



**Legend**

 Flood Prone Area

**Map 2 of 6**



Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018



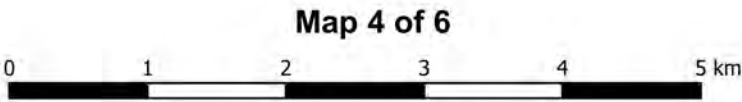


Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Flood-Prone Hazard Areas Overlay



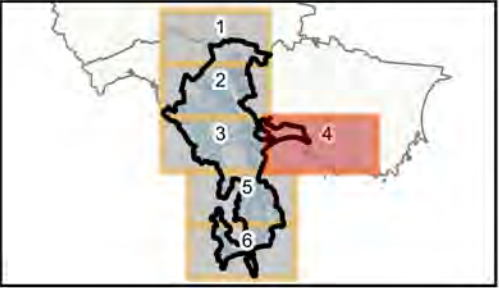
**Legend**

 Flood Prone Area



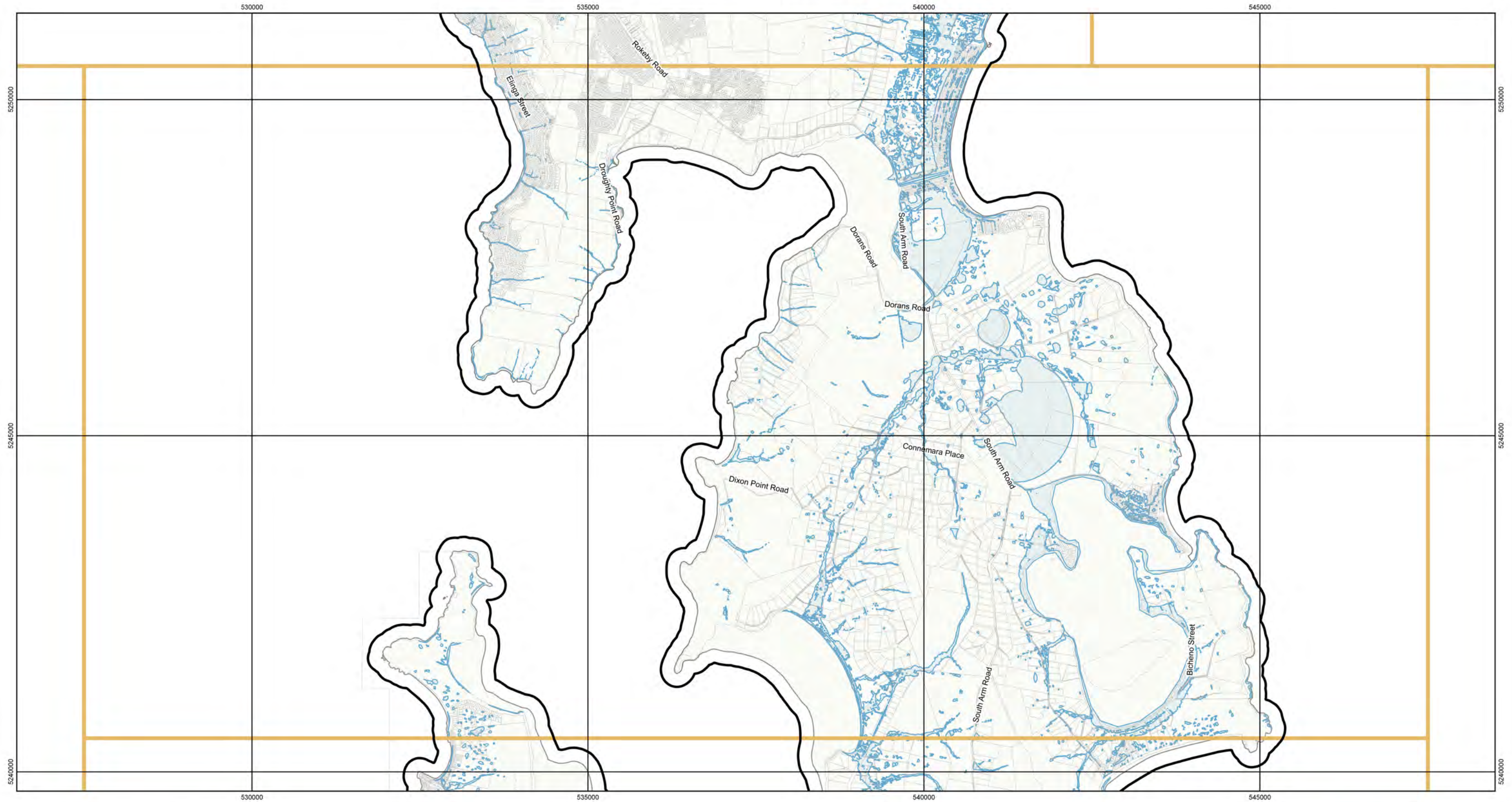
Coordinate System: GDA 94 MGA Zone 55  
Zone data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Flood-Prone Hazard Areas Overlay



**Legend**

 Flood Prone Area

**Map 5 of 6**

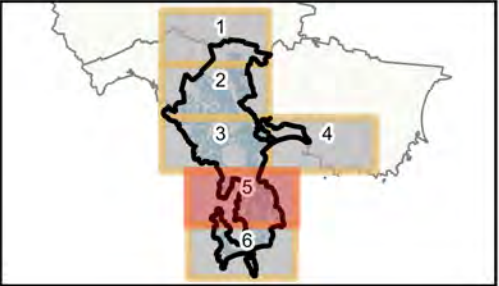


Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

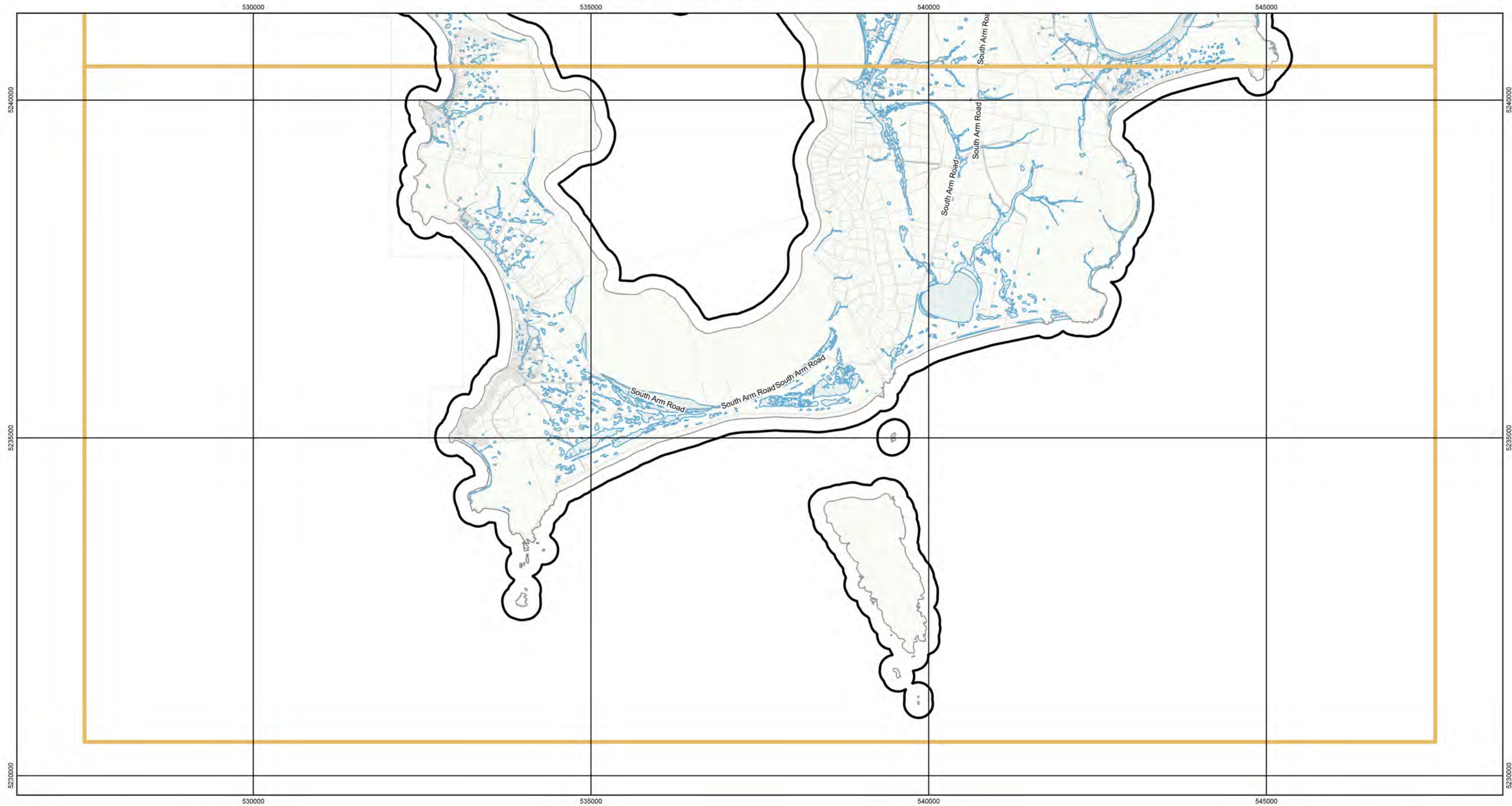
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Flood-Prone Hazard Areas Overlay



**Legend**

 Flood Prone Area

**Map 6 of 6**

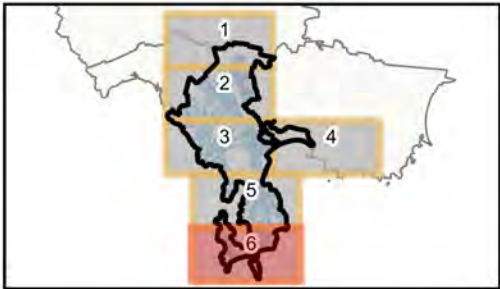
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

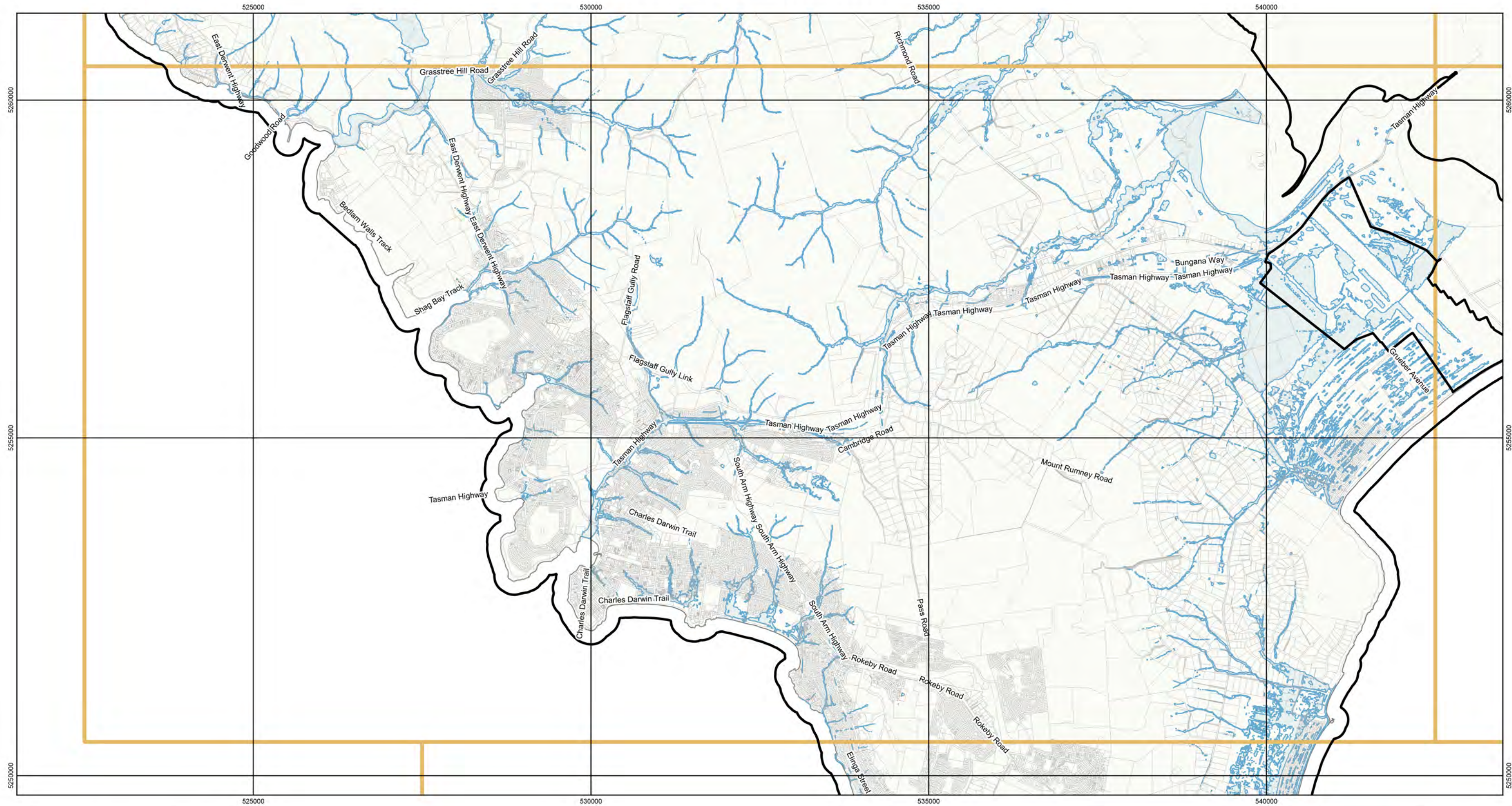
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Flood-Prone Hazard Areas Overlay



**Legend**

 Flood Prone Area

**Map 3 of 6**



Coordinate System: GDA 94 MGA Zone 55

Zone data from Clarence City Council

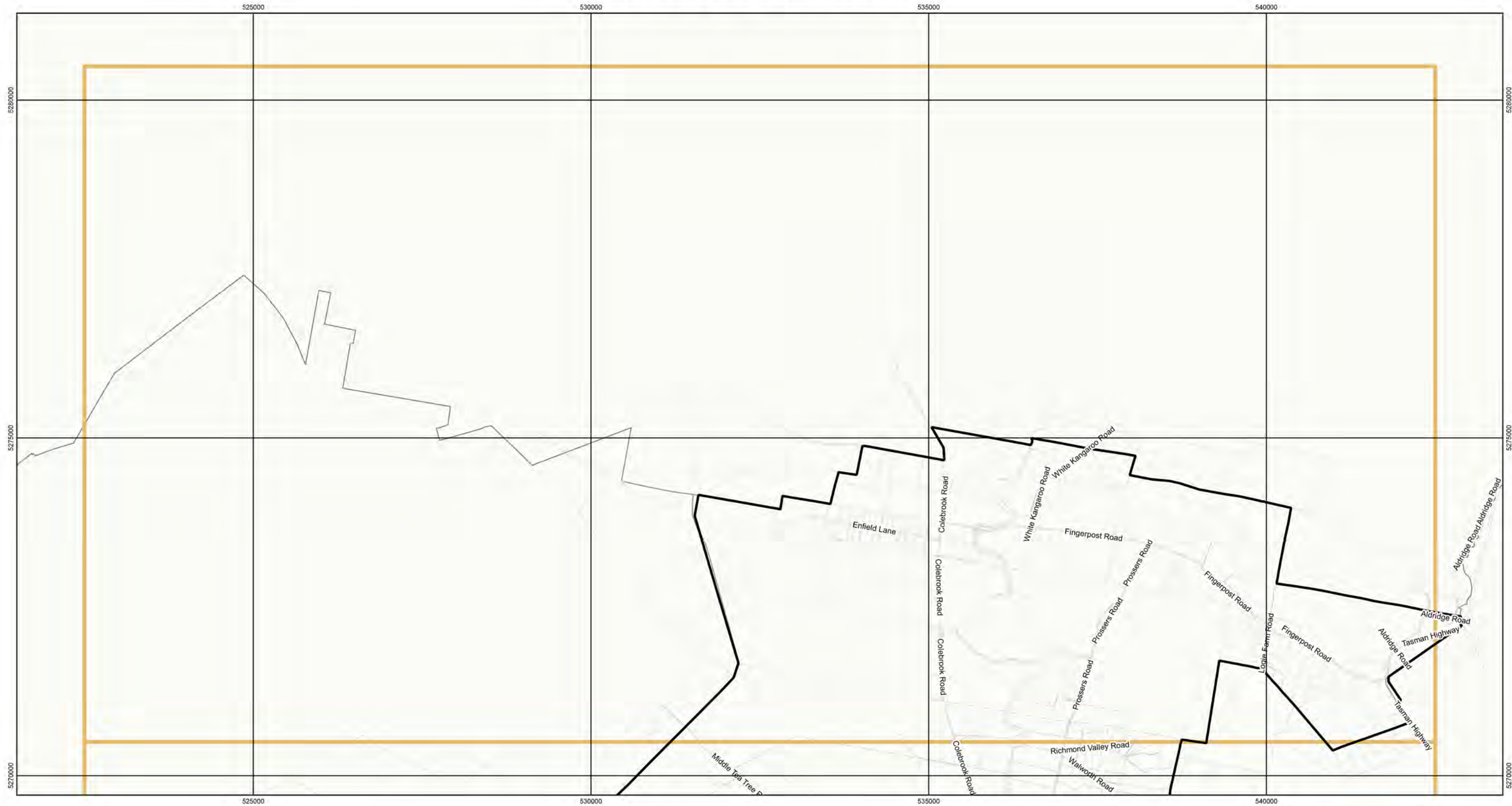
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Local Historic Heritage Overlay



Legend

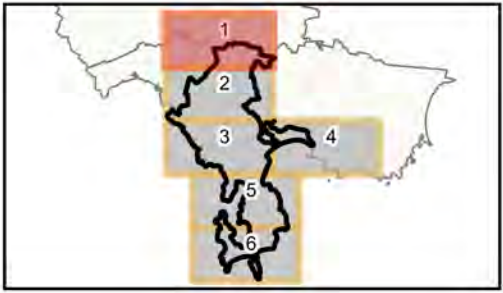
- Local Historic Heritage
- Local heritage precinct
- Significant trees
- Local heritage place

Map 1 of 6



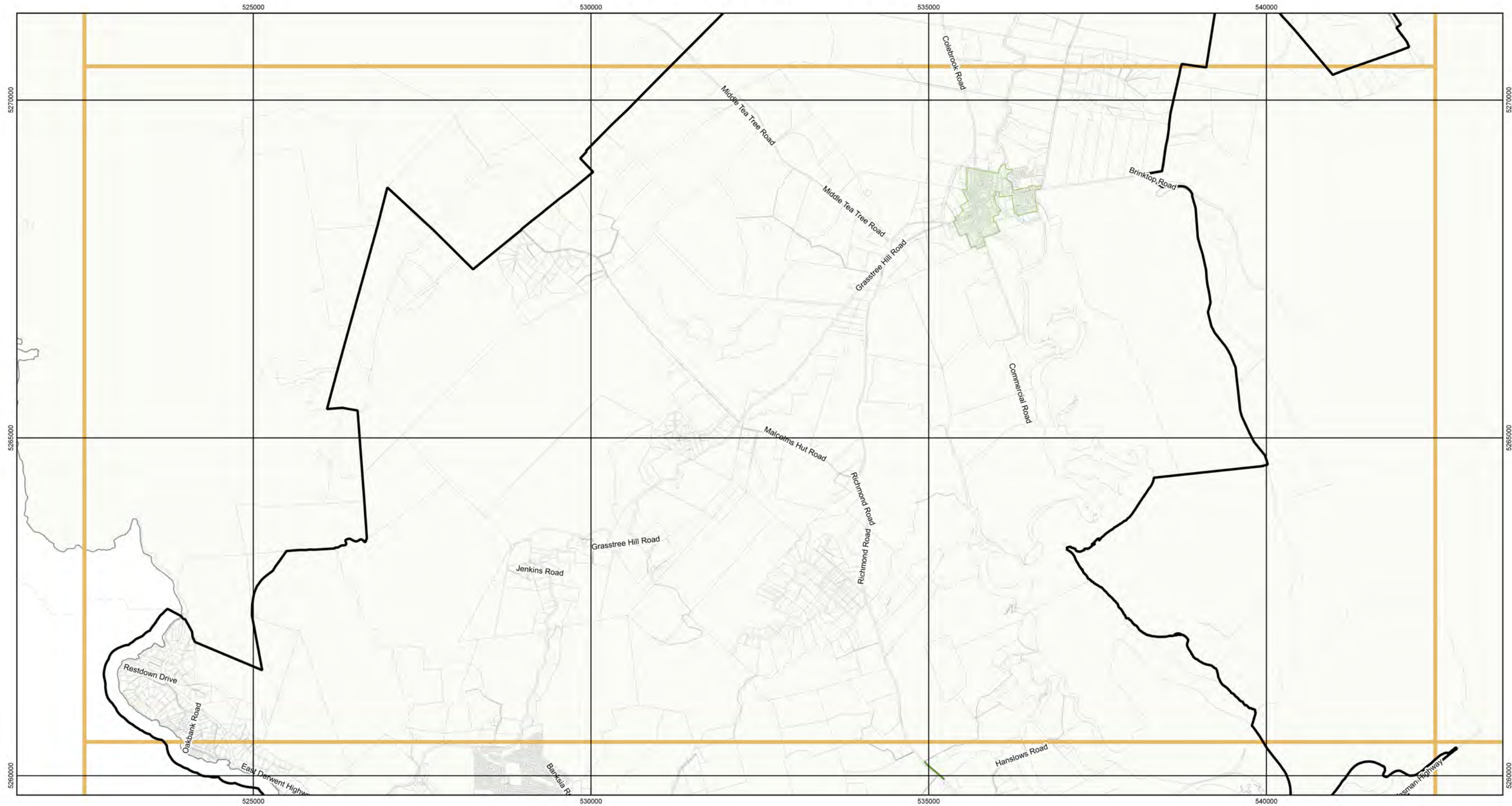
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Local Historic Heritage Overlay



Legend

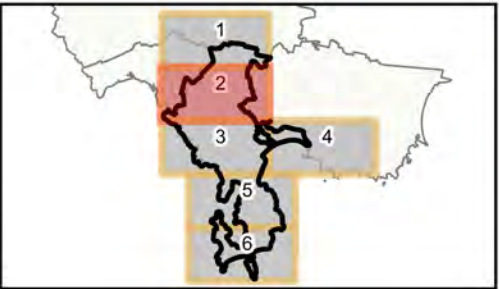
- Local Historic Heritage
- Local heritage precinct
- Significant trees
- Local heritage place

Map 2 of 6



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Local Historic Heritage Overlay



Legend

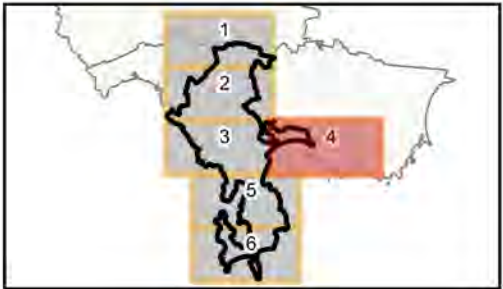
- Local Historic Heritage
- Local heritage precinct
- Significant trees
- Local heritage place

Map 4 of 6



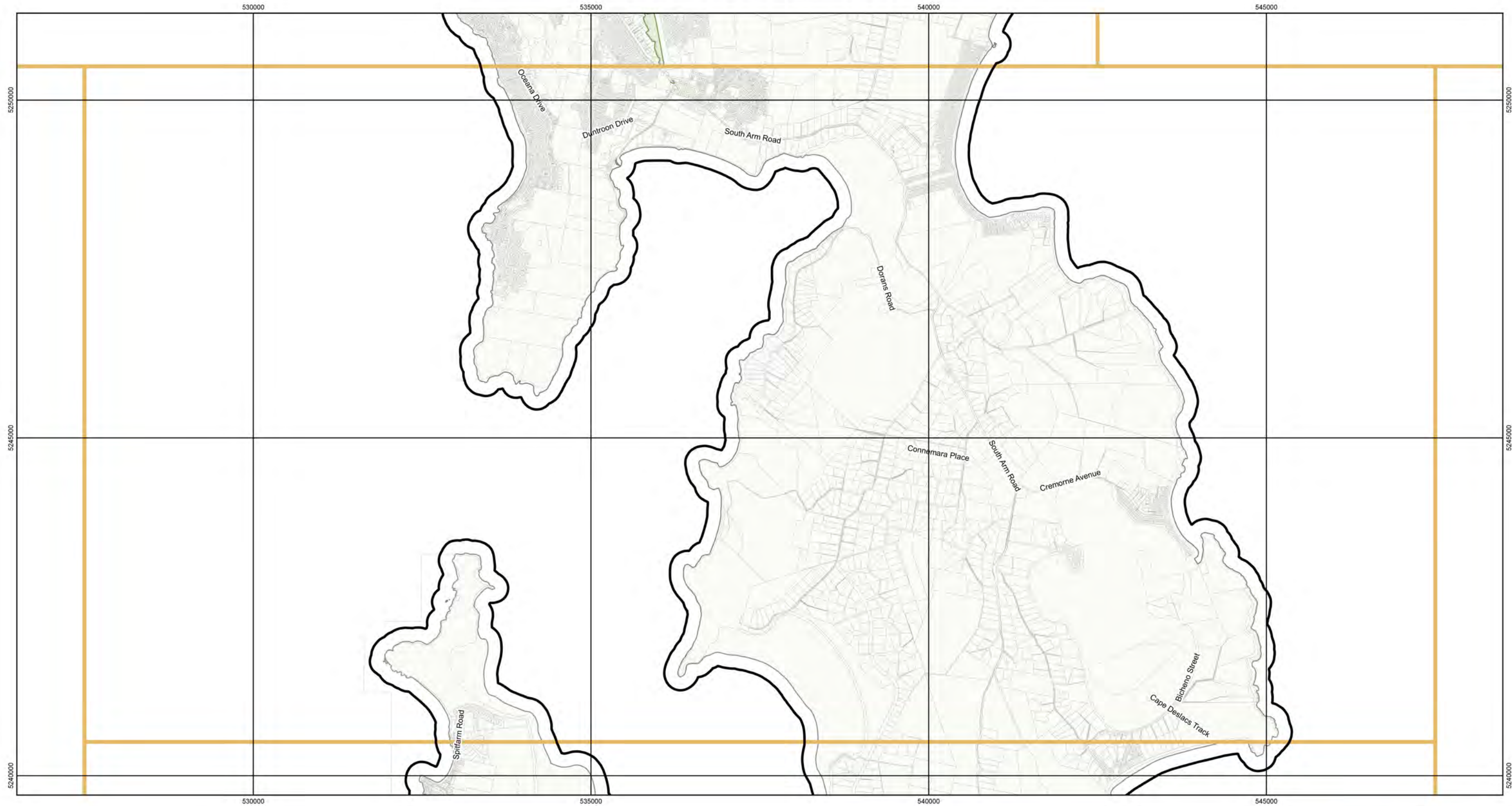
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Local Historic Heritage Overlay



Legend

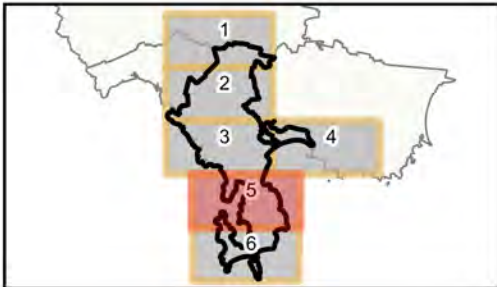
- Local Historic Heritage
- Local heritage precinct
- Significant trees
- Local heritage place

Map 5 of 6



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





# Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Local Historic Heritage Overlay



### Legend

Local Historic Heritage    Local heritage precinct  
Significant trees    Local heritage place

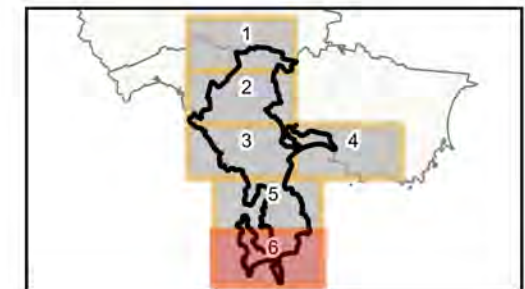
Map 6 of 6



Coordinate System: GDA 94 MGA Zone 55

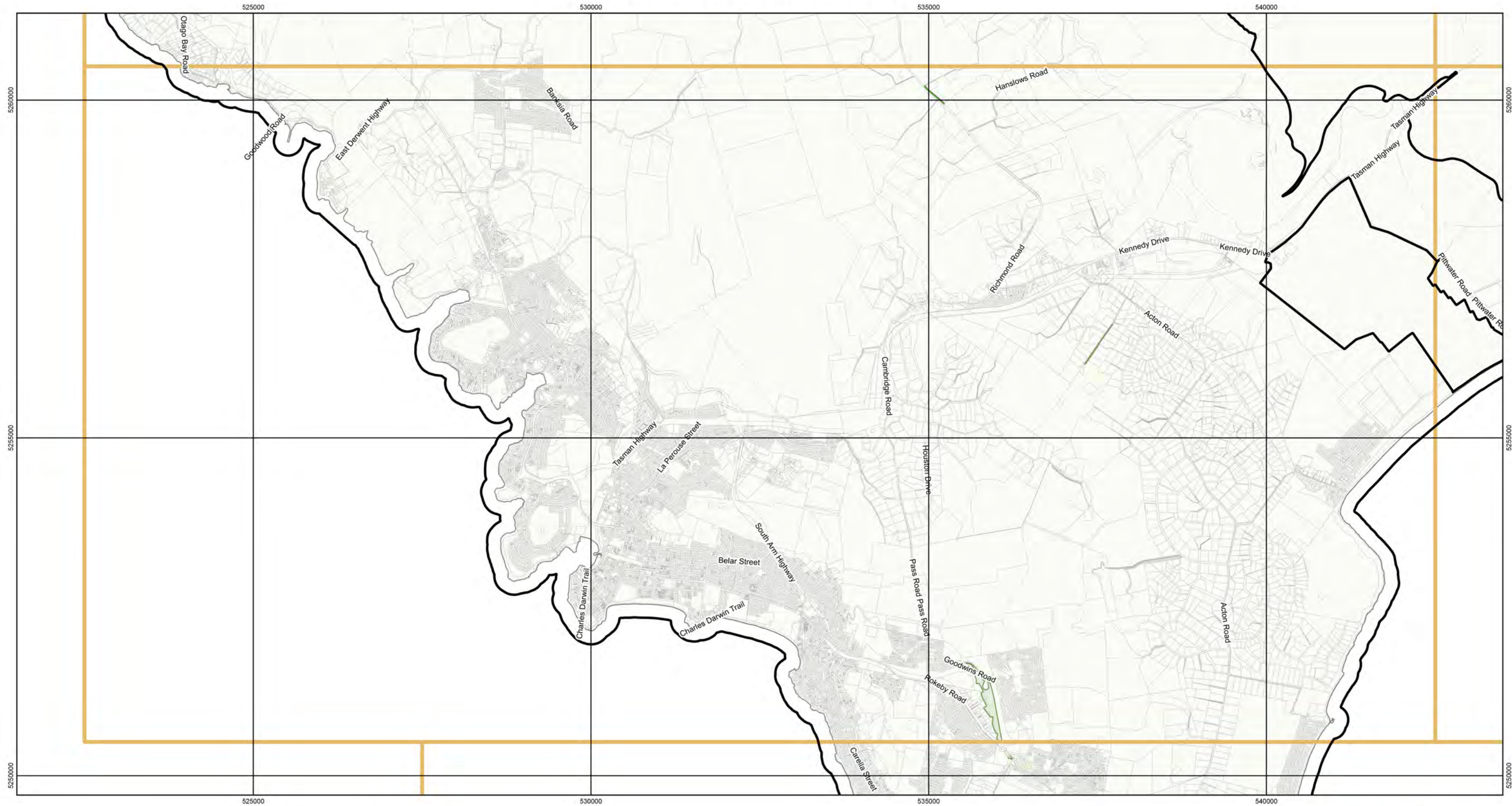
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Local Historic Heritage Overlay



Legend

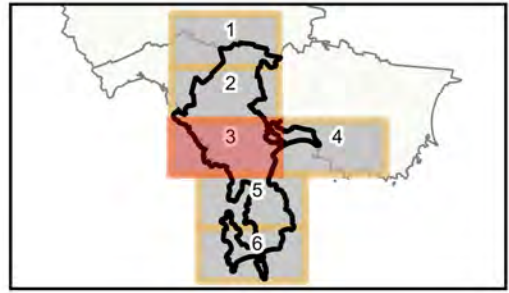
- Local Historic Heritage
- Local heritage precinct
- Significant trees
- Local heritage place

Map 3 of 6



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Landslip Hazard Overlay



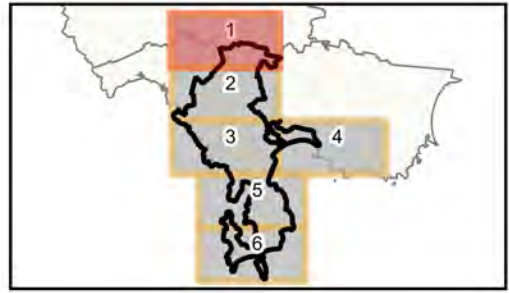
**Legend**

- Landslip Hazard Area
- Low landslip hazard band
- Medium landslip hazard band
- Medium-active landslip hazard band

**Map 1 of 6**

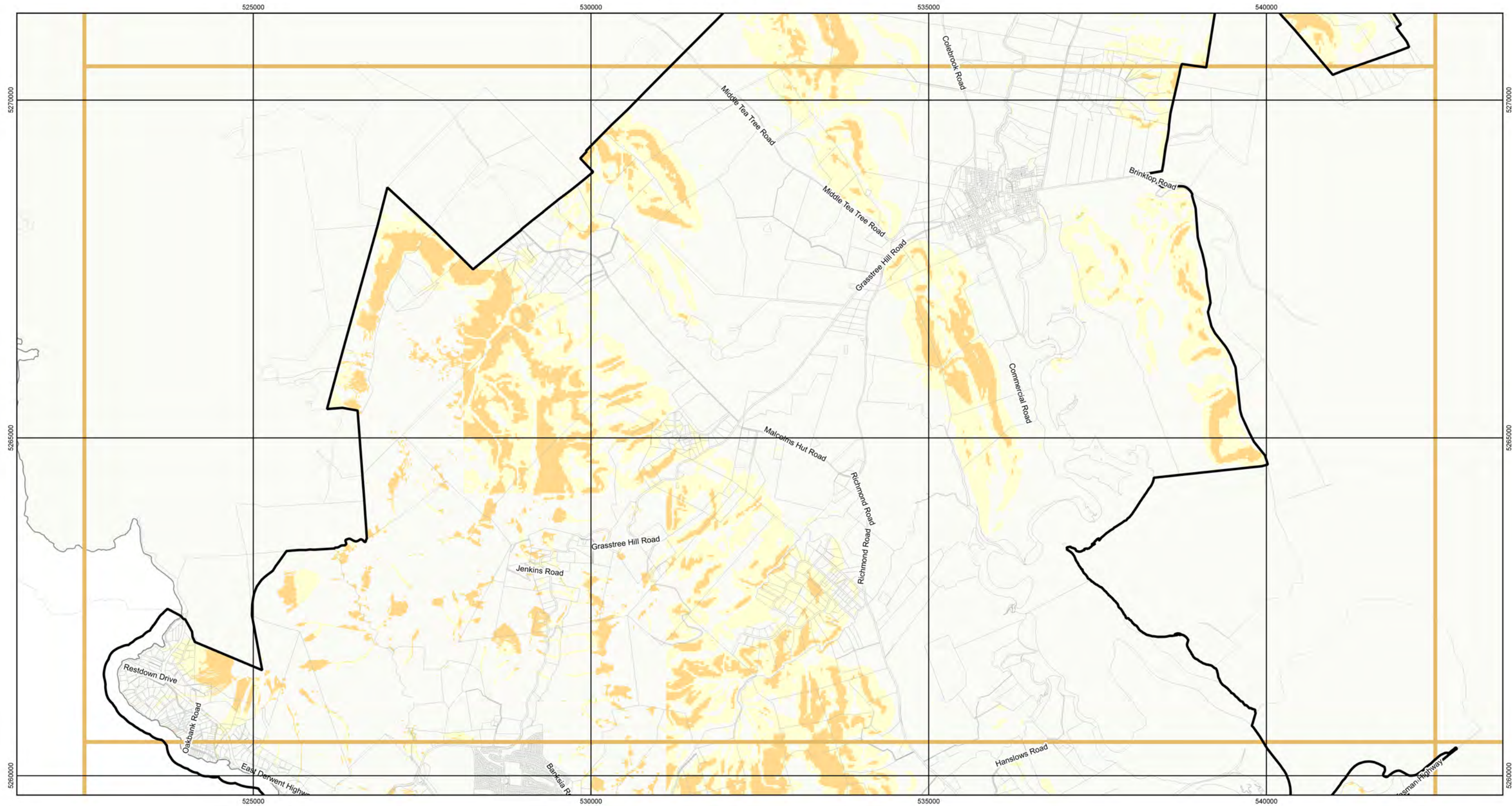


Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Department of Premier and Cabinet (DPAC) and Clarence City Council  
Base topographic data from the LIST © State of Tasmania  
Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Landslip Hazard Overlay



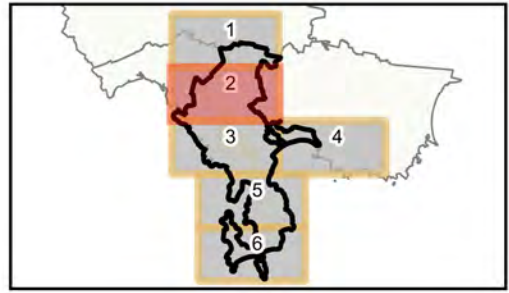
**Legend**

- Landslip Hazard Area
- Low landslip hazard band
- Medium landslip hazard band
- Medium-active landslip hazard band

Map 2 of 6



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Department of Premier and Cabinet (DPAC) and Clarence City Council  
Base topographic data from the LIST © State of Tasmania  
Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Landslip Hazard Overlay



**Legend**

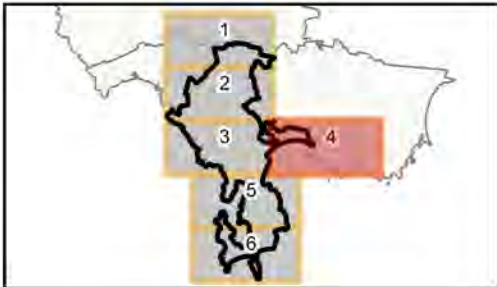
- Landslip Hazard Area
- Low landslide hazard band
- Medium landslide hazard band
- Medium-active landslide hazard band

**Map 4 of 6**



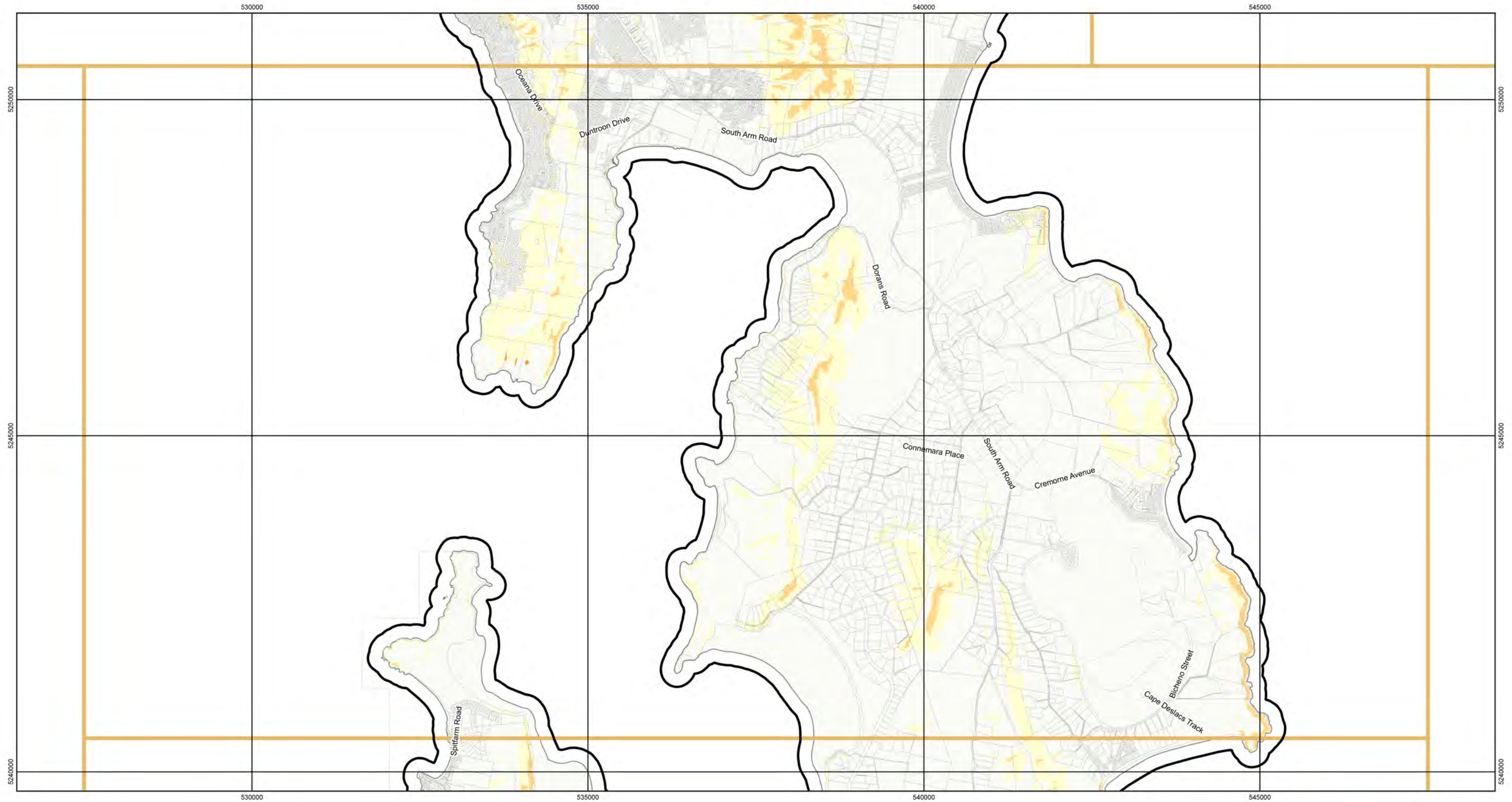
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Department of Premier and Cabinet (DPAC) and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Landslip Hazard Overlay



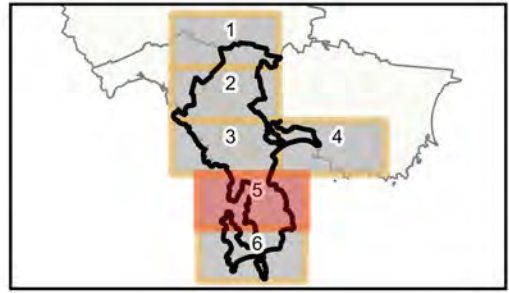
**Legend**

- Landslip Hazard Area
- Low landslip hazard band
- Medium landslip hazard band
- Medium-active landslip hazard band

**Map 5 of 6**



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Department of Premier and Cabinet (DPAC) and Clarence City Council  
Base topographic data from the LIST © State of Tasmania  
Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Landslip Hazard Overlay



**Legend**

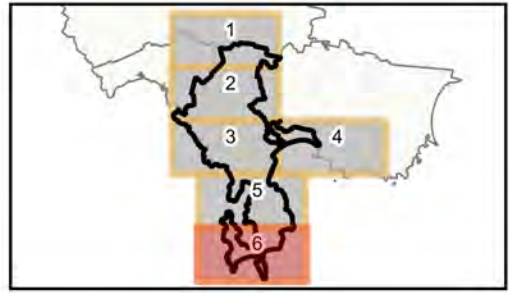
- Landslip Hazard Area
- Low landslip hazard band
- Medium landslip hazard band
- Medium-active landslip hazard band

Map 6 of 6



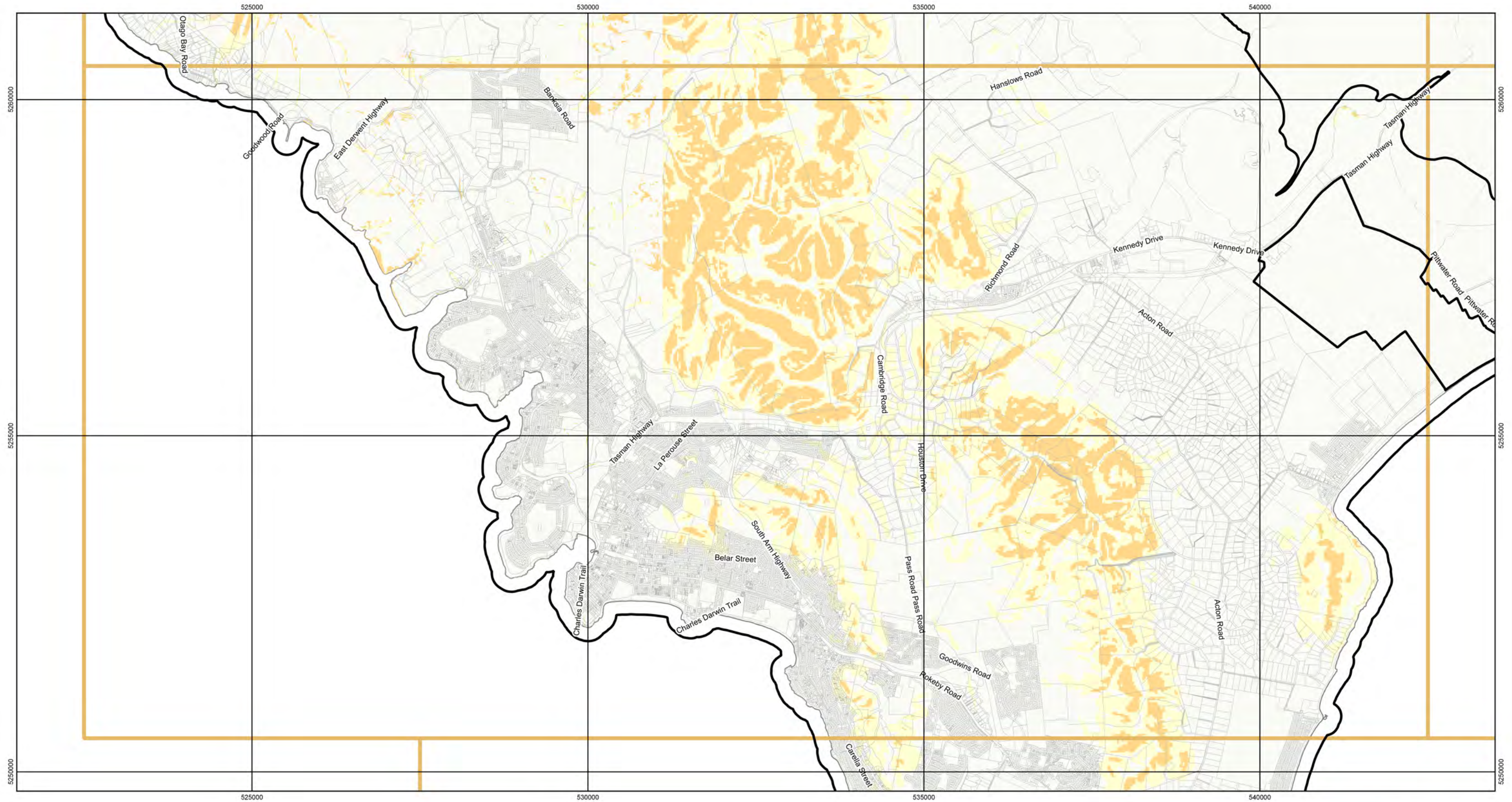
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Department of Premier and Cabinet (DPAC) and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Landslip Hazard Overlay



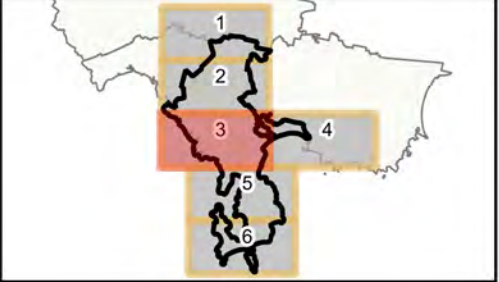
**Legend**

- Landslip Hazard Area
- Low landslip hazard band
- Medium landslip hazard band
- Medium-active landslip hazard band

**Map 3 of 6**



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Department of Premier and Cabinet (DPAC) and Clarence City Council  
Base topographic data from the LIST © State of Tasmania  
Print Date: 8/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Natural Assets Overlay



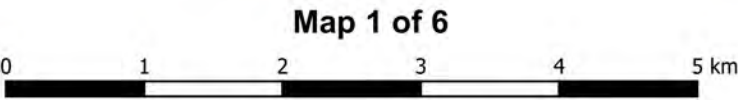
**Legend**

Natural Assets

Future coastal refugia area

Priority vegetation area

Waterway and coastal protection area

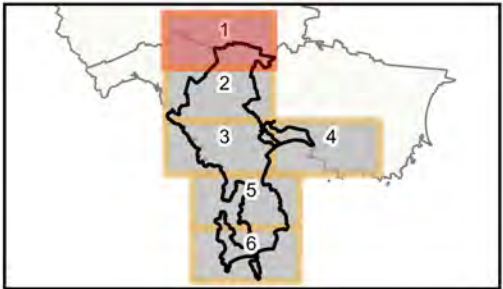


Coordinate System: GDA 94 MGA Zone 55

Overlay data from Entura, NVA and Clarence City Council

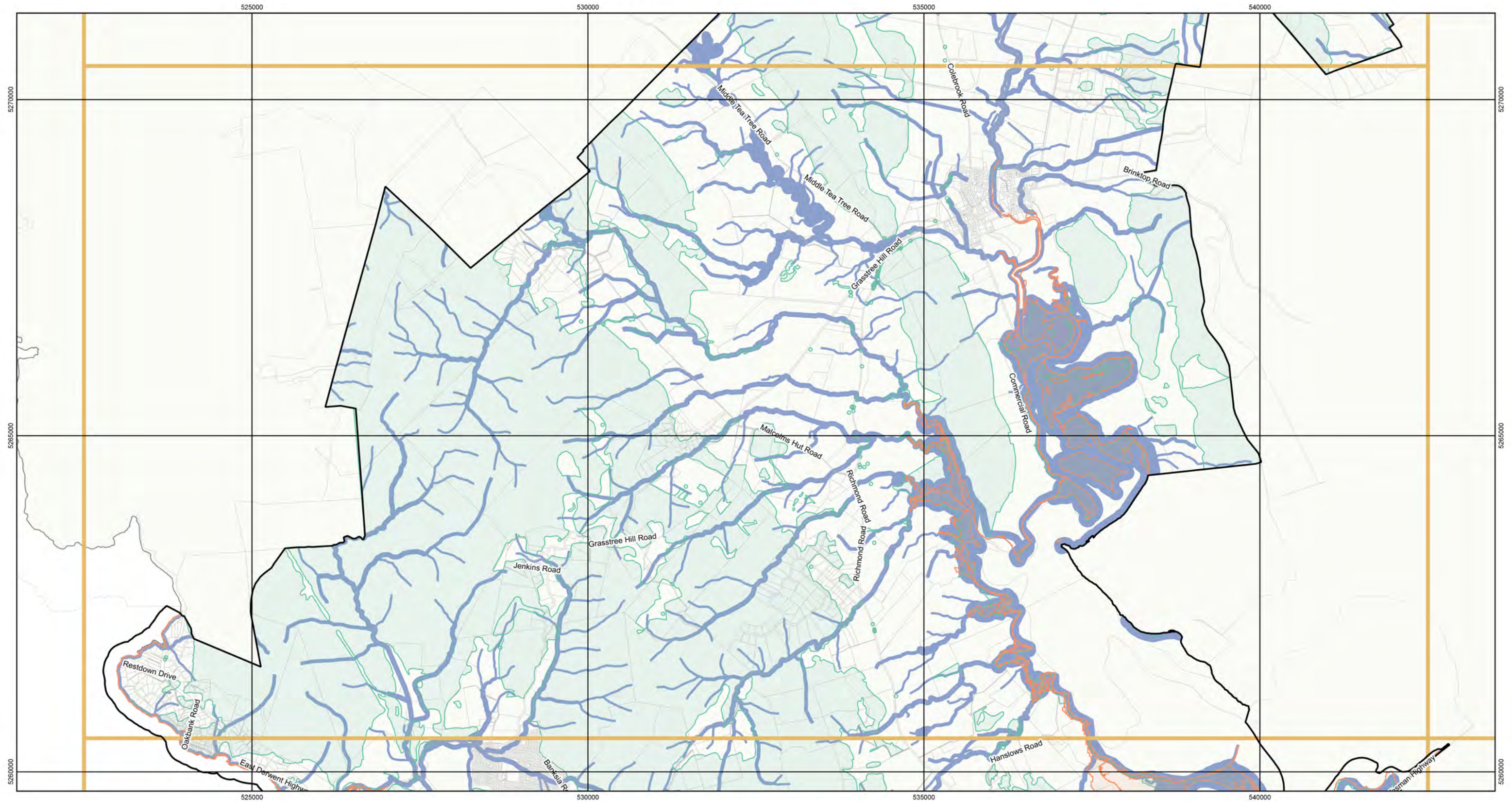
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Natural Assets Overlay



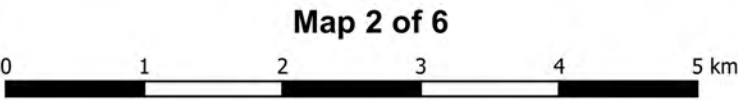
**Legend**

Natural Assets

Future coastal refugia area

Priority vegetation area

Waterway and coastal protection area

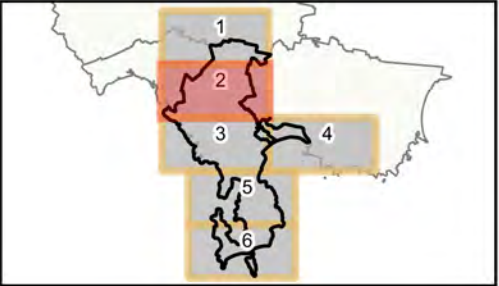


Coordinate System: GDA 94 MGA Zone 55

Overlay data from Entura, NVA and Clarence City Council

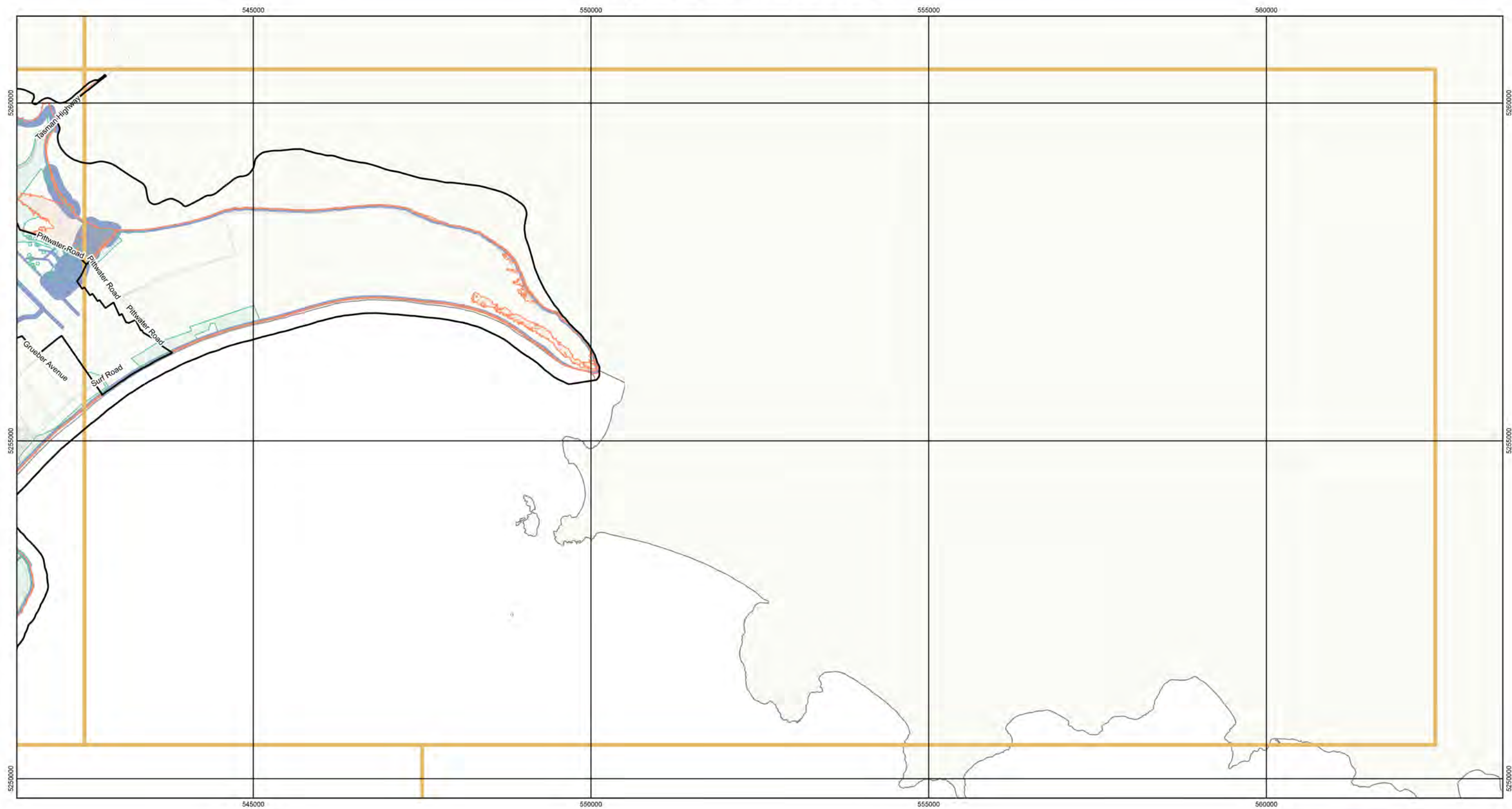
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Natural Assets Overlay



Legend

- Natural Assets

Future coastal refugia area
- Priority vegetation area

Waterway and coastal protection area

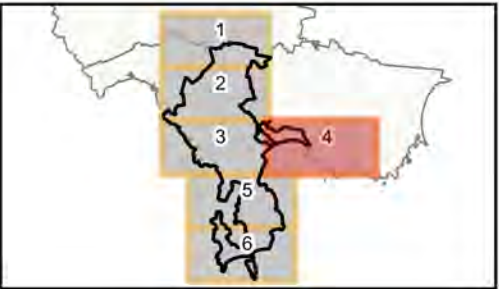
Map 4 of 6



Coordinate System: GDA 94 MGA Zone 55

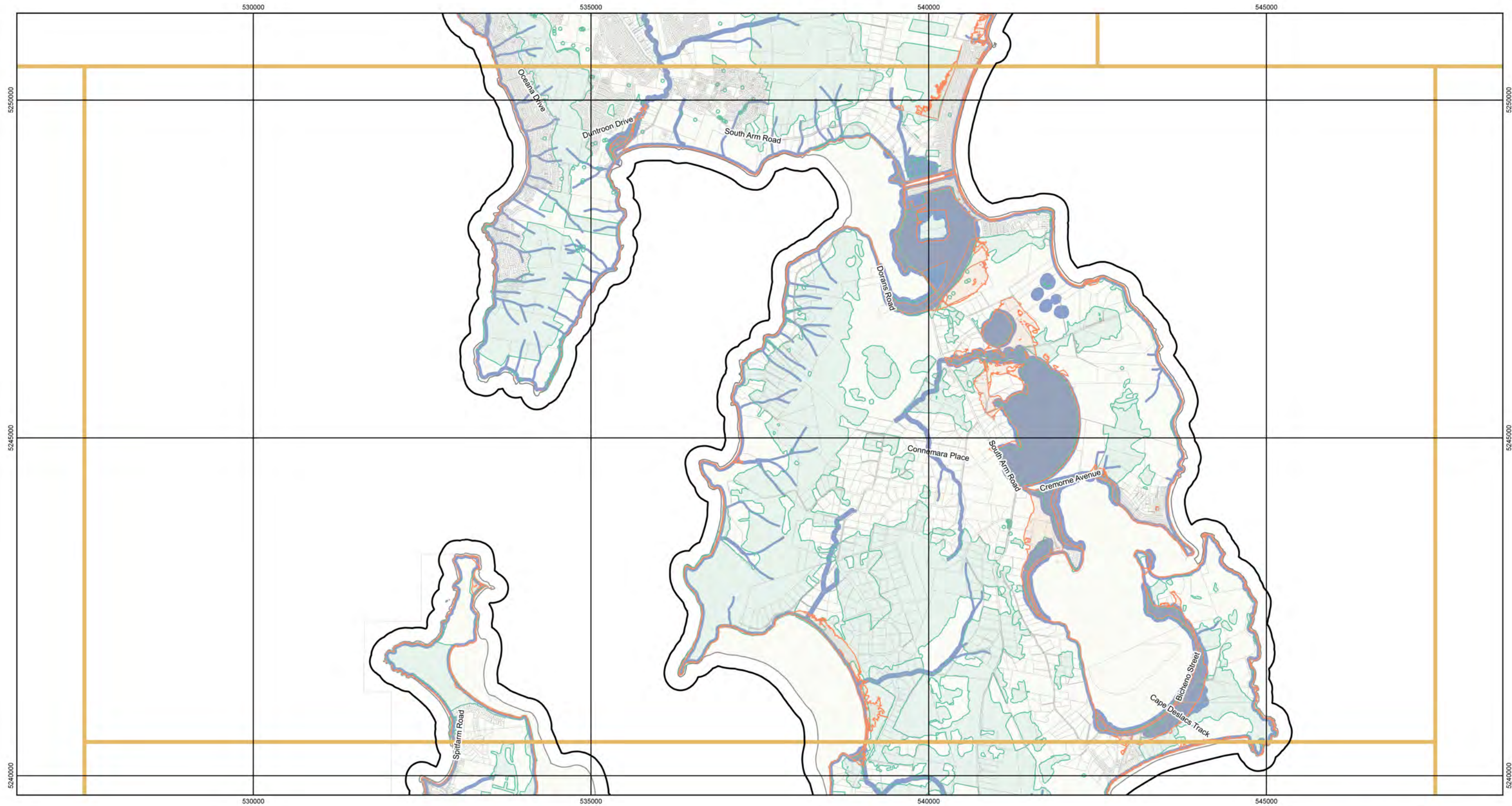
Overlay data from Entura, NVA and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Natural Assets Overlay



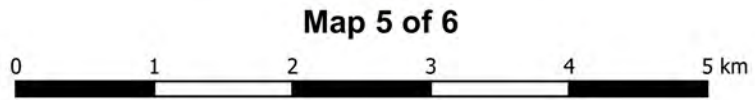
**Legend**

Natural Assets

Future coastal refugia area

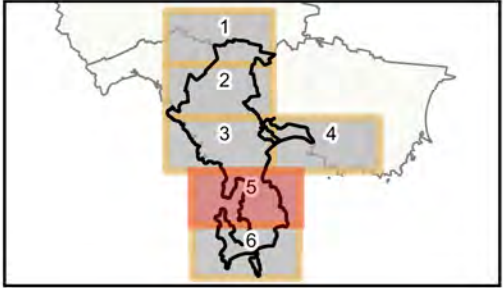
Priority vegetation area

Waterway and coastal protection area



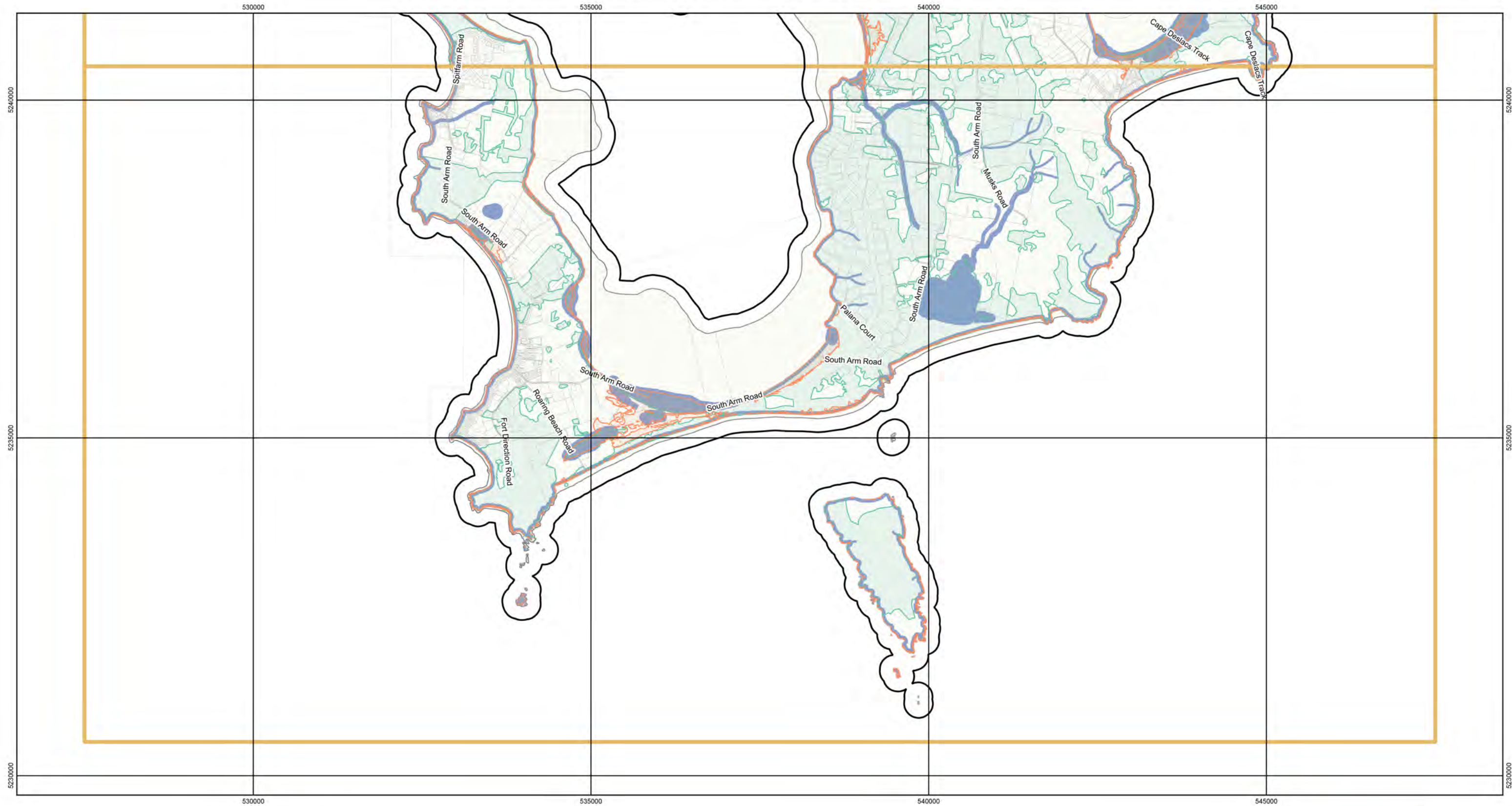
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Entura, NVA and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Natural Assets Overlay



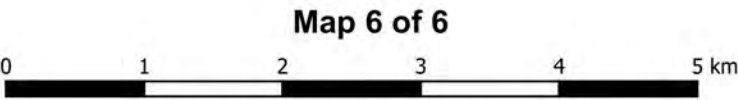
**Legend**

Natural Assets

Future coastal refugia area

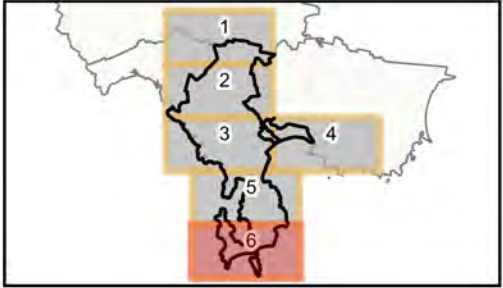
Priority vegetation area

Waterway and coastal protection area



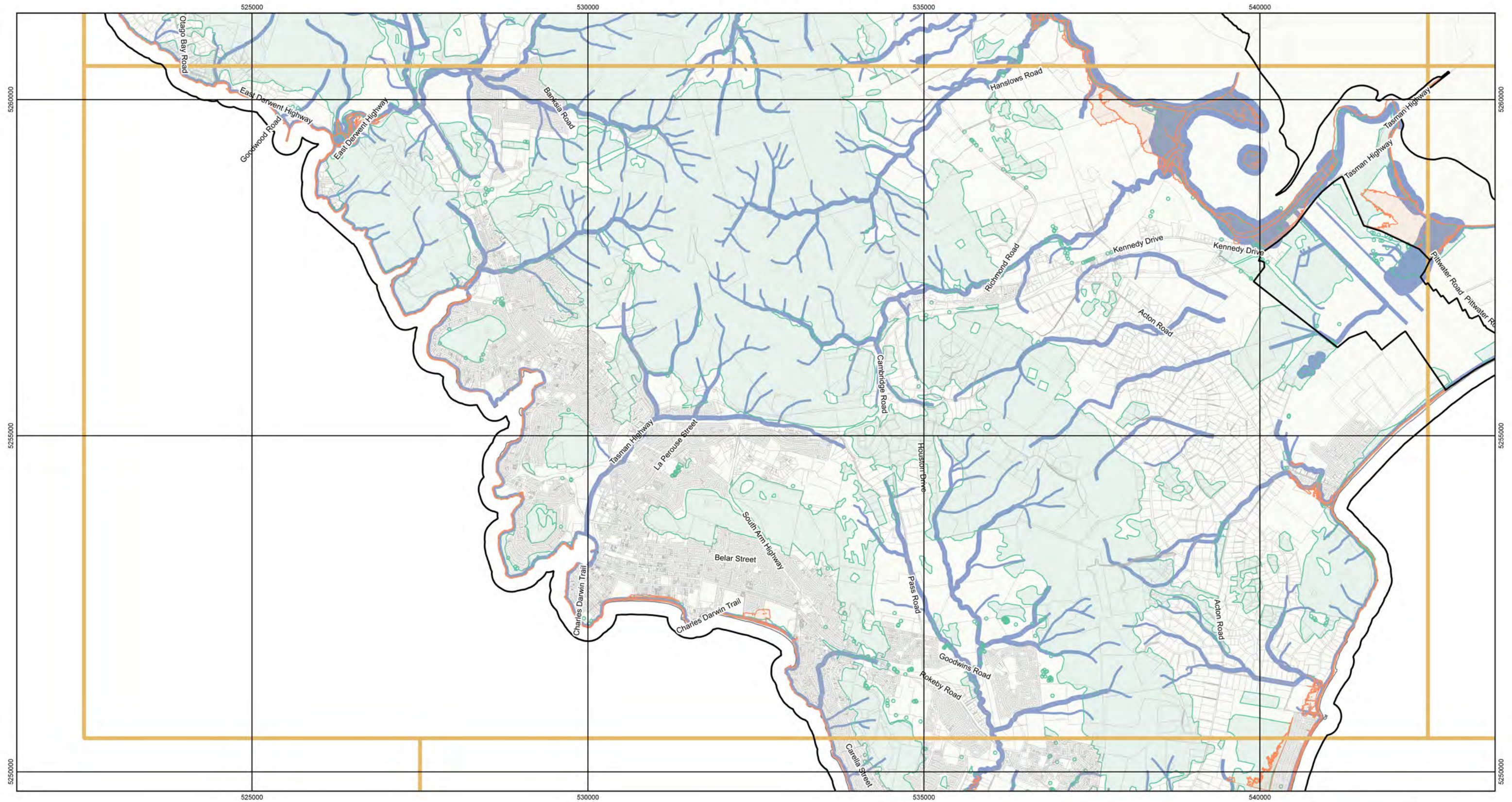
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Entura, NVA and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Natural Assets Overlay



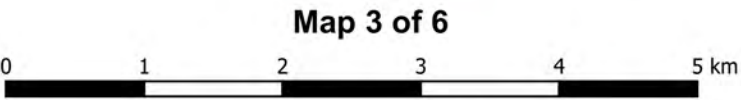
**Legend**

Natural Assets

Future coastal refugia area

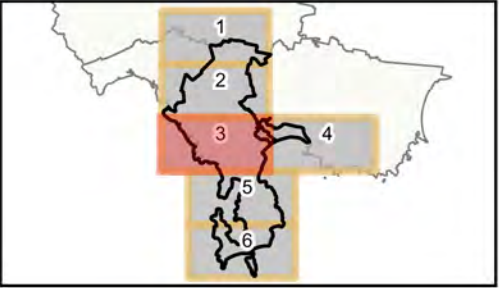
Priority vegetation area

Waterway and coastal protection area



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Entura, NVA and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018



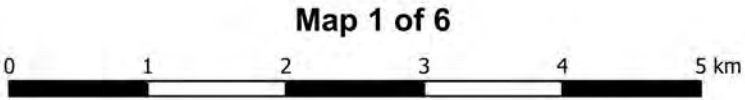


Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Potentially Contaminated Land Overlay



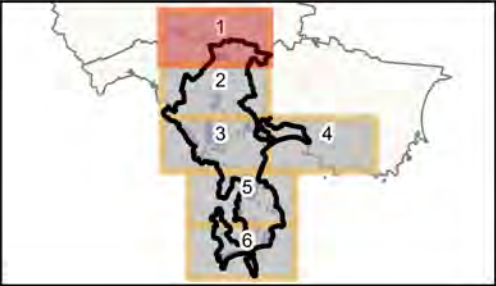
**Legend**

 Potentially Contaminated Land



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Potentially Contaminated Land Overlay



**Legend**

 Potentially Contaminated Land

**Map 2 of 6**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Potentially Contaminated Land Overlay



**Legend**

 Potentially Contaminated Land

**Map 4 of 6**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

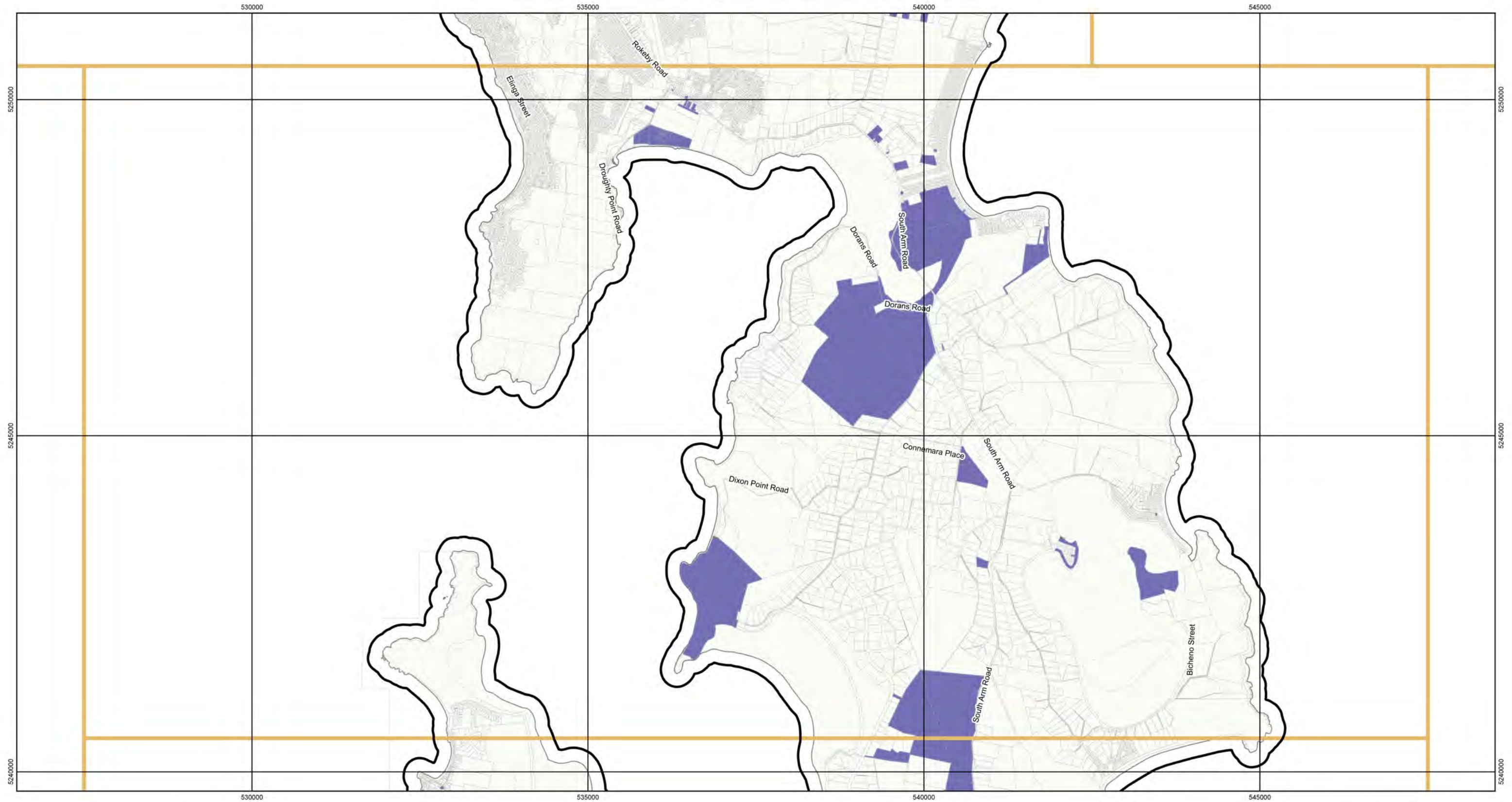
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Potentially Contaminated Land Overlay



**Legend**

 Potentially Contaminated Land

**Map 5 of 6**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Potentially Contaminated Land Overlay



**Legend**

 Potentially Contaminated Land

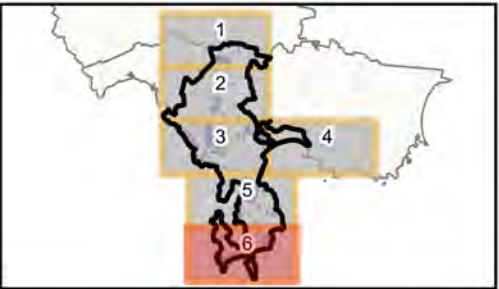
**Map 6 of 6**



Coordinate System: GDA 94 MGA Zone 55

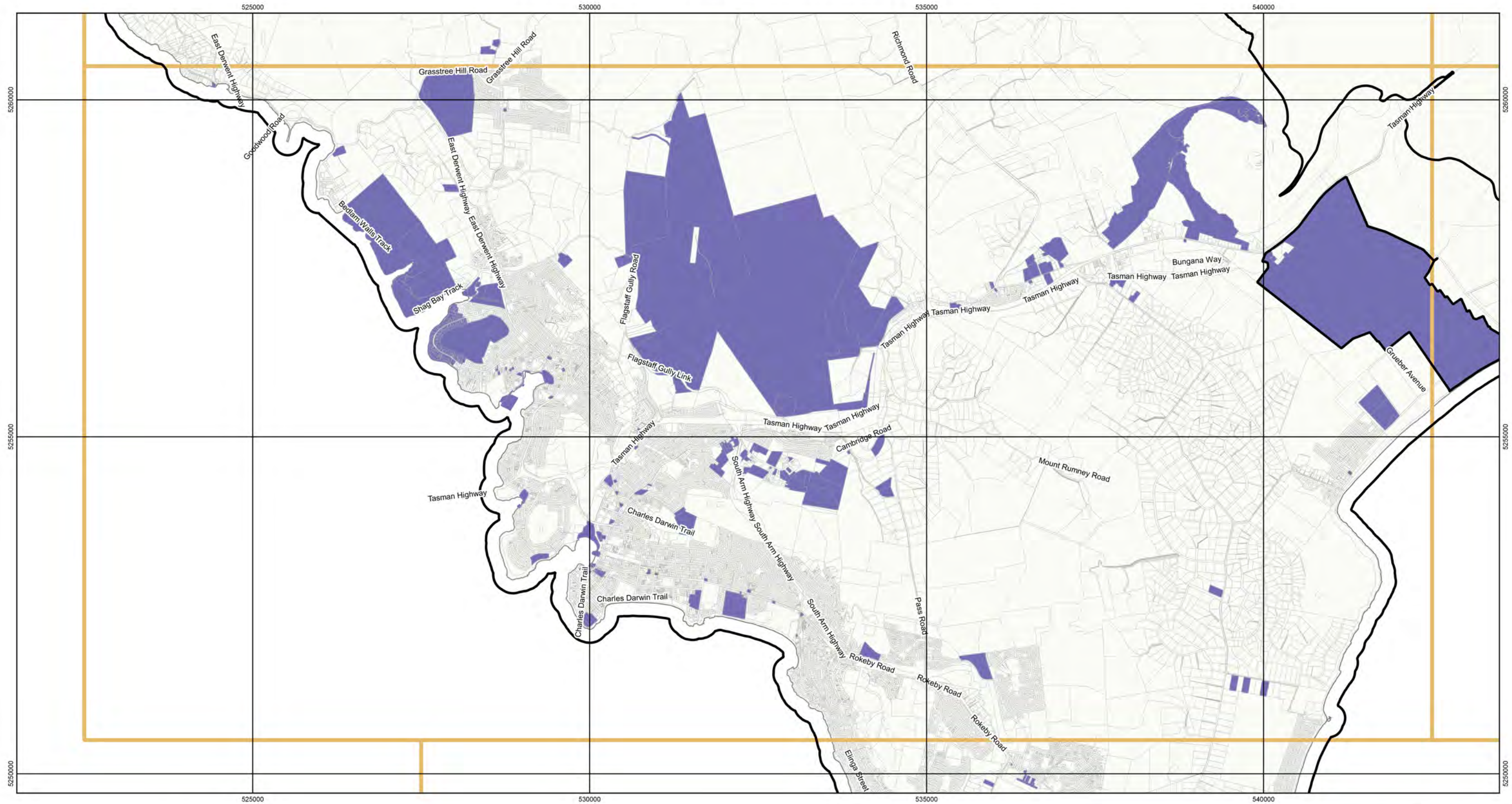
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





# Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Potentially Contaminated Land Overlay



### Legend

 Potentially Contaminated Land

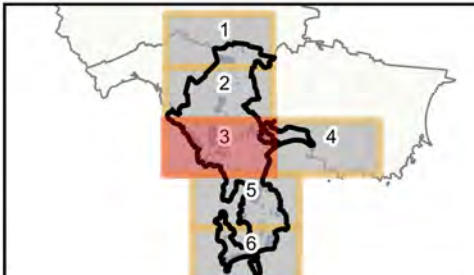
**Map 3 of 6**



Coordinate System: GDA 94 MGA Zone 5

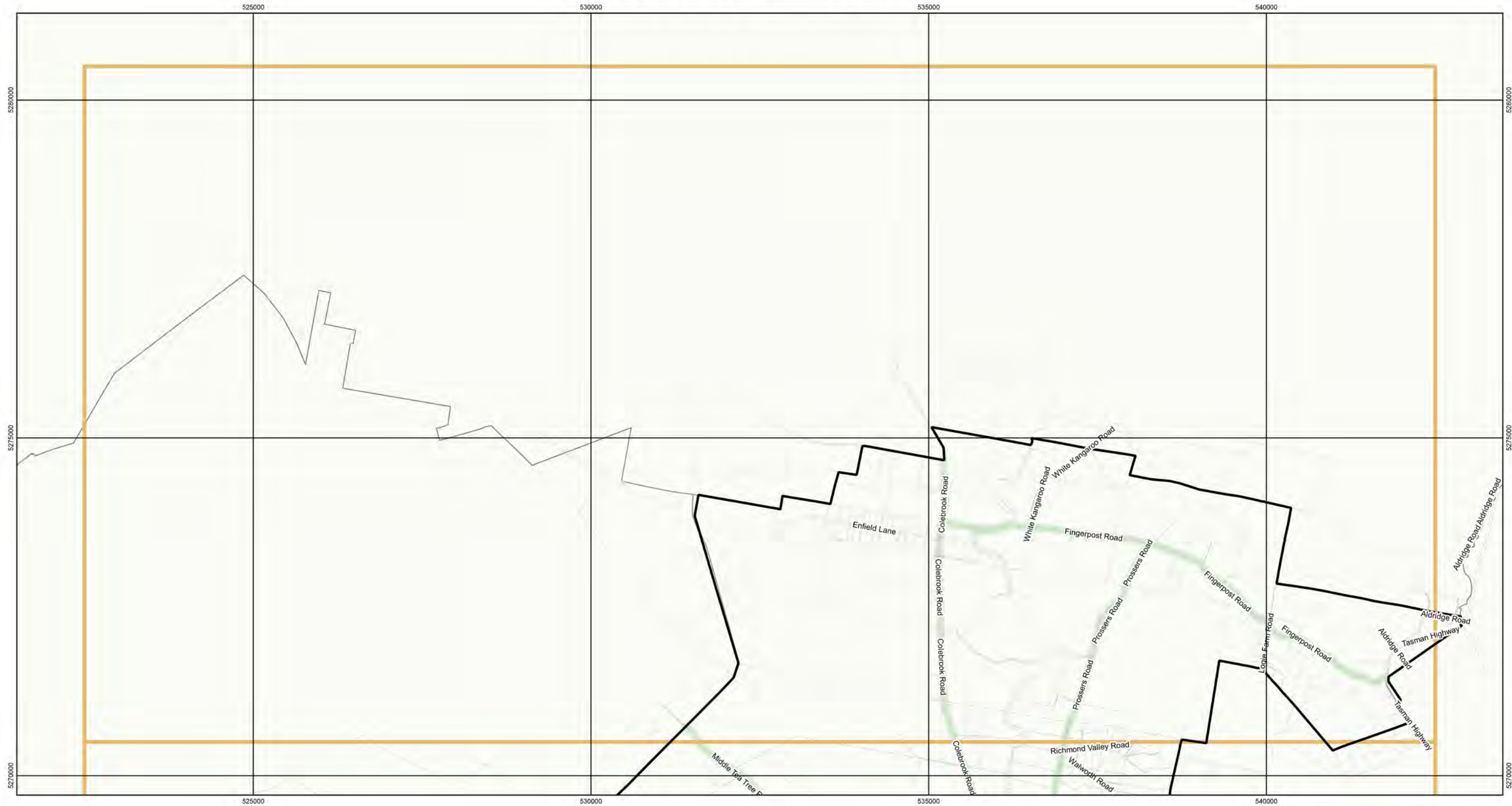
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 8/4/2018





# Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Road and Railway Assets Overlay



**Legend**

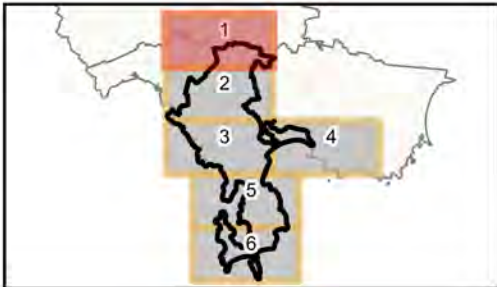
- Road & Railway Assets
- Road or railway attenuation area
- Future major road

Map 1 of 6



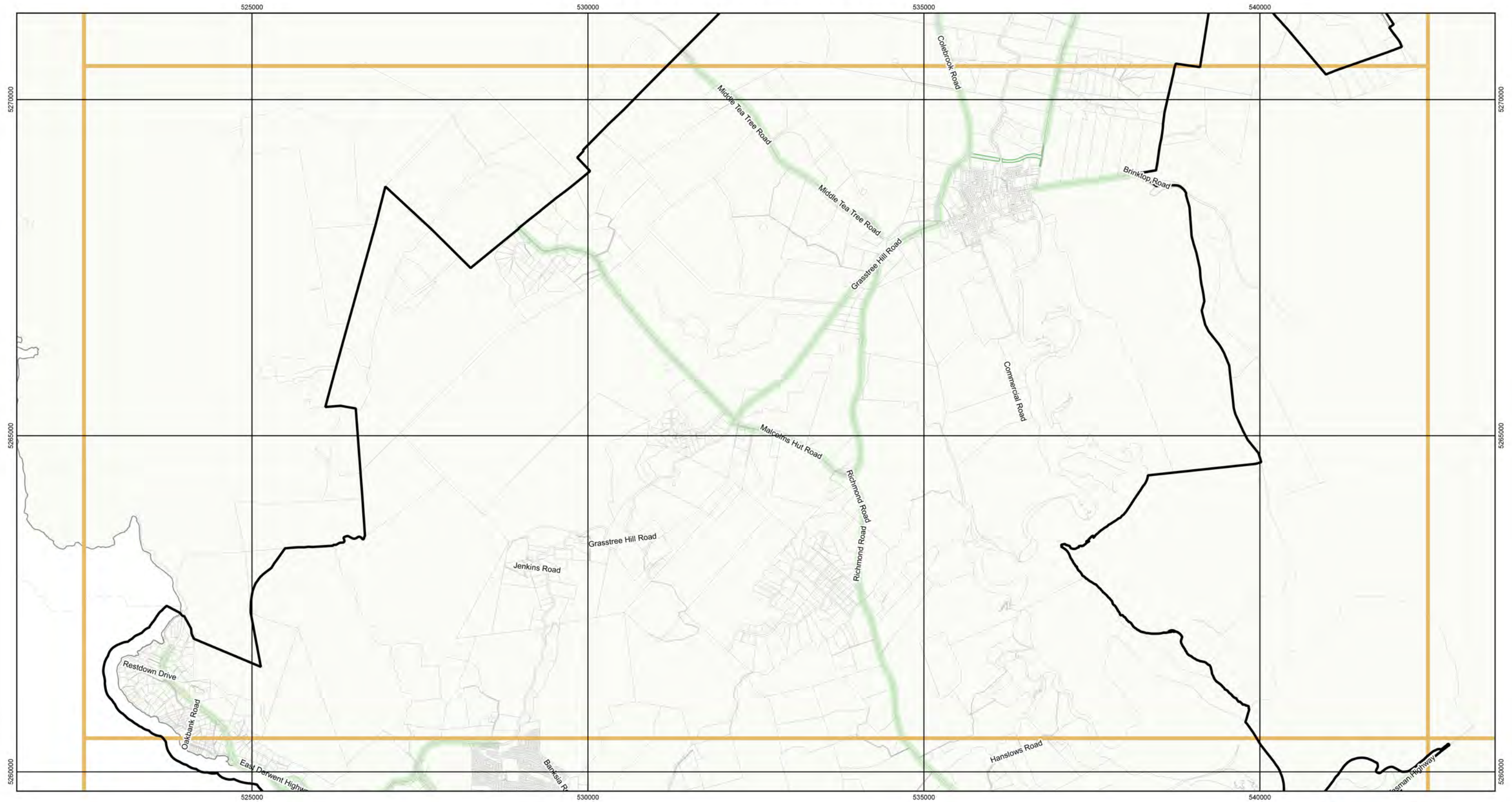
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Road and Railway Assets Overlay



Legend

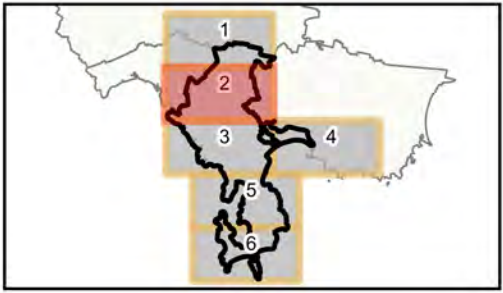
- Road & Railway Assets
- Road or railway attenuation area
- Future major road

Map 2 of 6



Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Road and Railway Assets Overlay



**Legend**

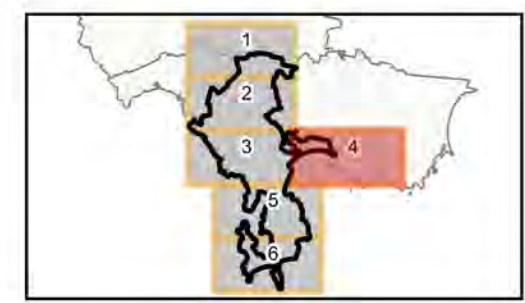
- Road & Railway Assets
- Road or railway attenuation area
- Future major road

**Map 4 of 6**



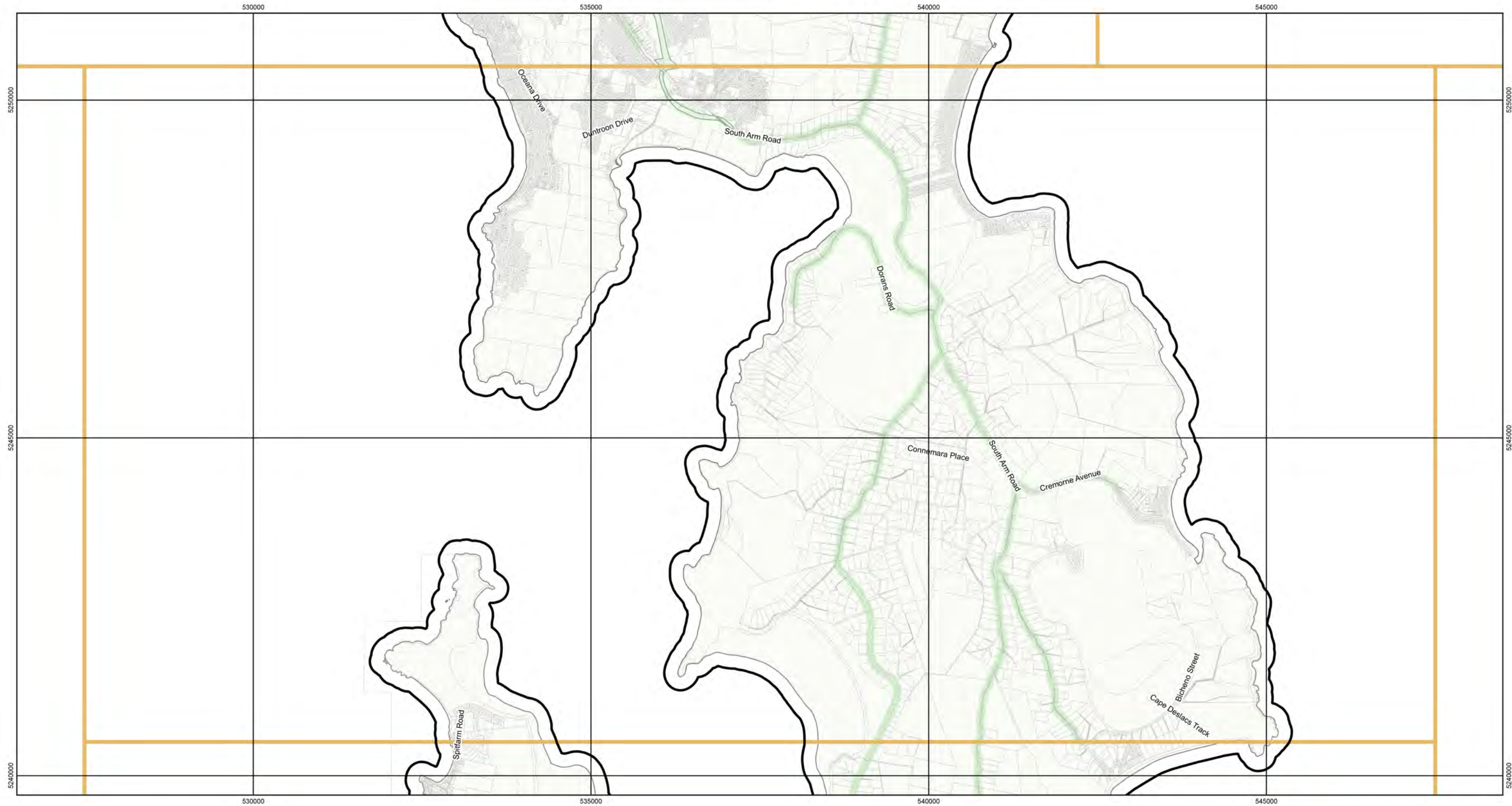
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Road and Railway Assets Overlay



**Legend**

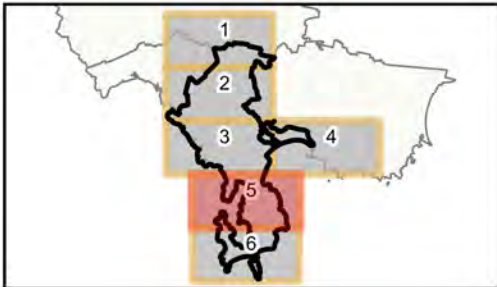
- Road & Railway Assets
- Road or railway attenuation area
- Future major road

Map 5 of 6



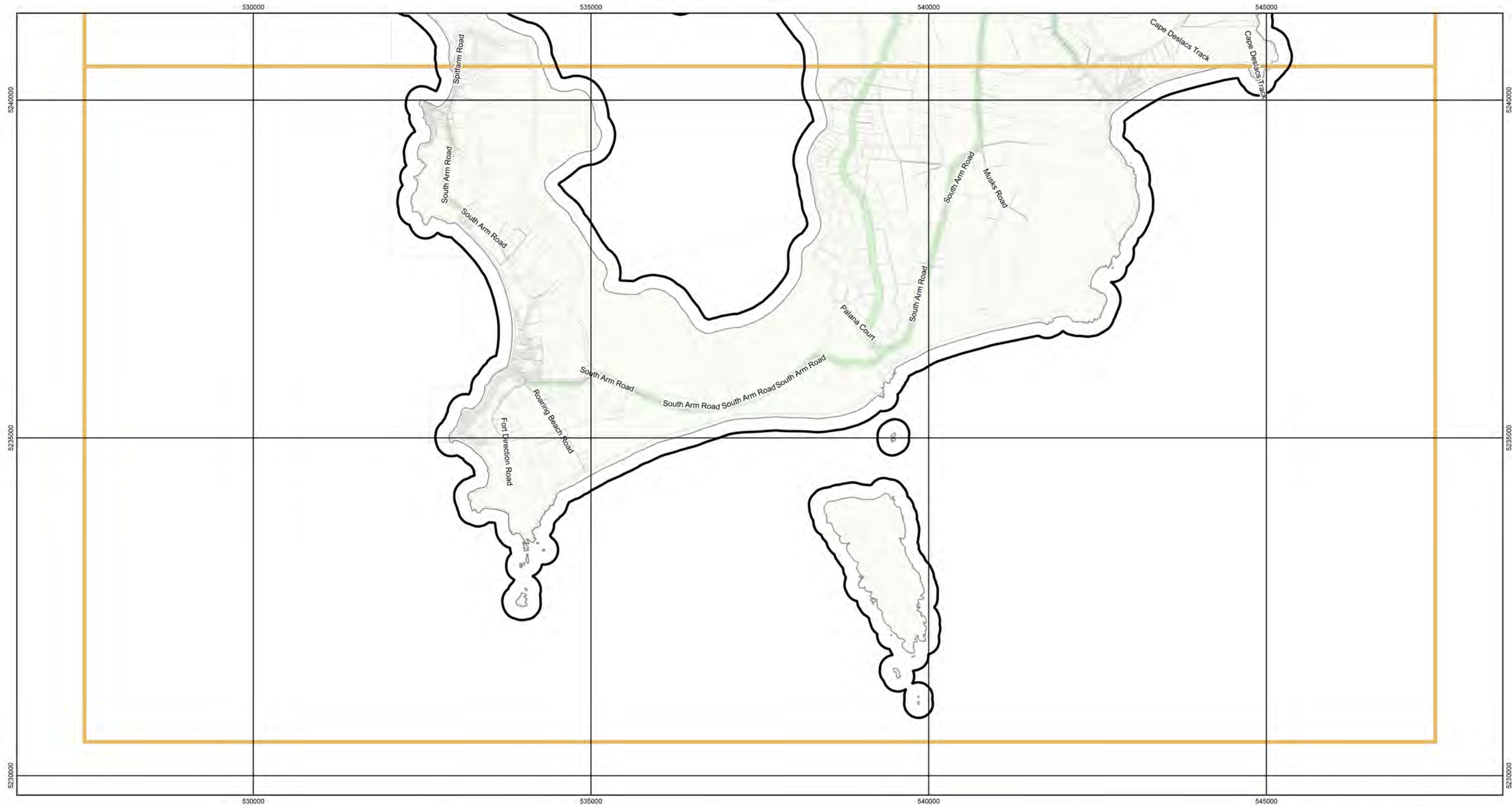
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Road and Railway Assets Overlay



**Legend**

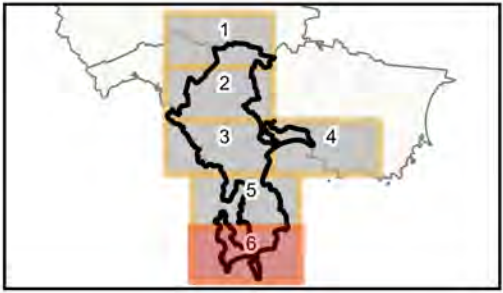
- Road & Railway Assets
- Road or railway attenuation area
- Future major road

Map 6 of 6



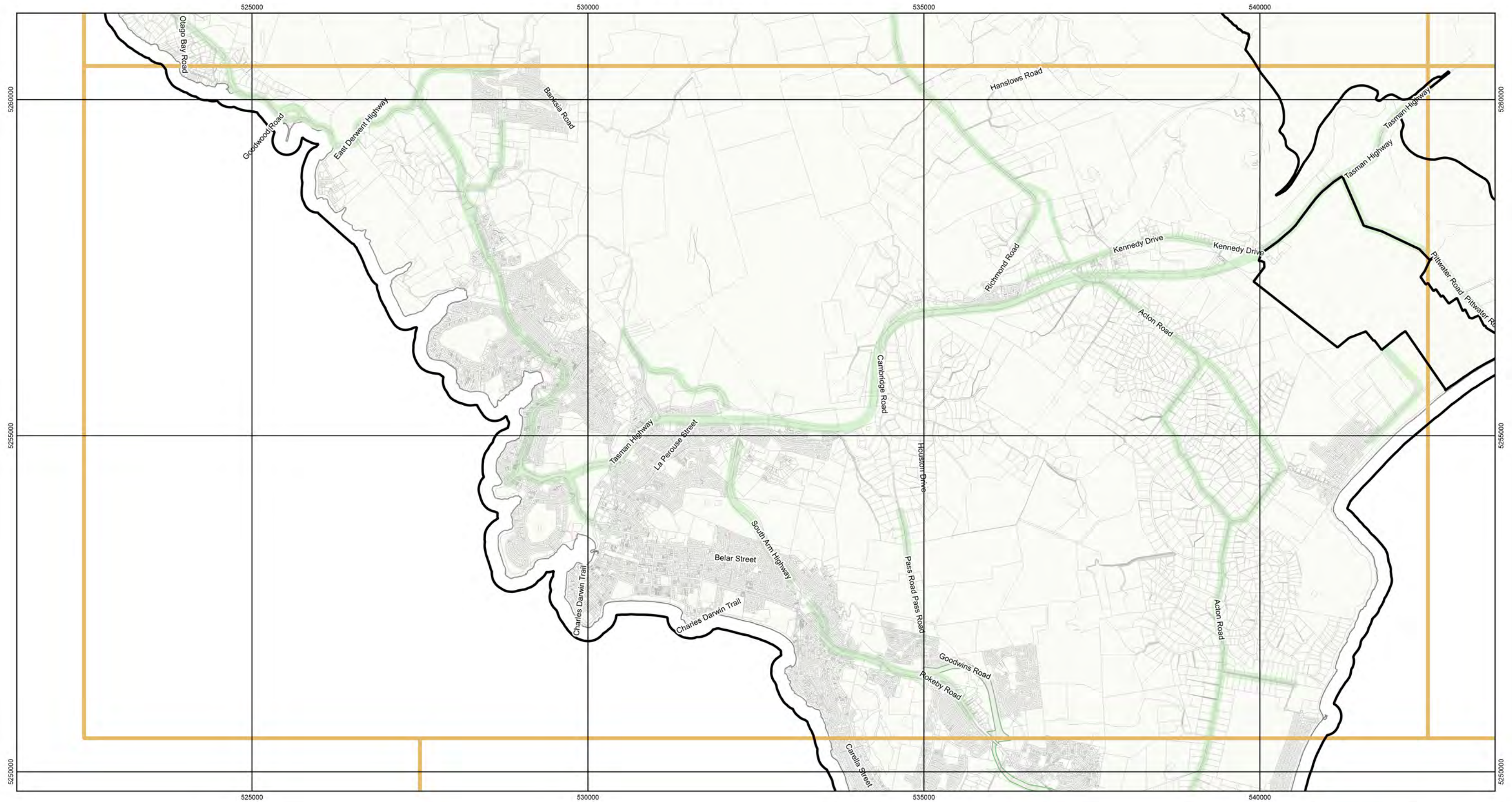
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Road and Railway Assets Overlay



**Legend**

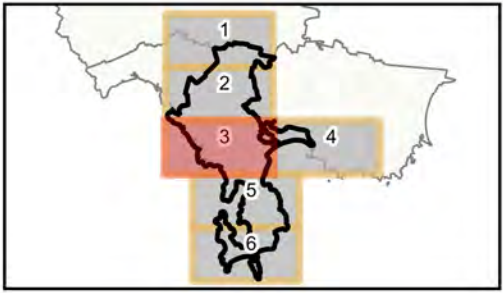
- Road & Railway Assets
- Road or railway attenuation area
- Future major road

Map 3 of 6



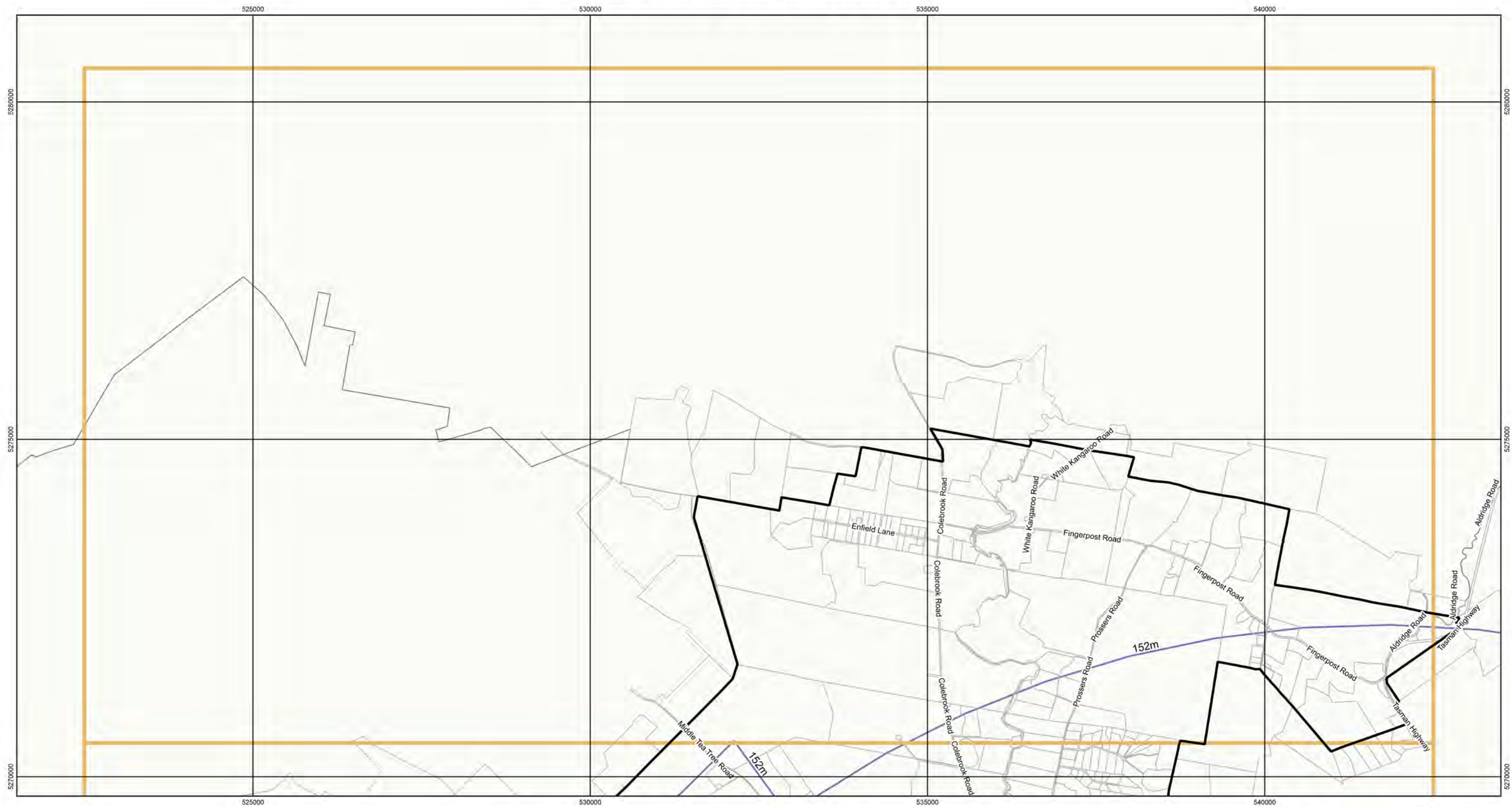
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Safeguarding of Airports Overlay



Legend

Safeguarding of Airports

Airport noise exposure area

Airport obstacle limitation area

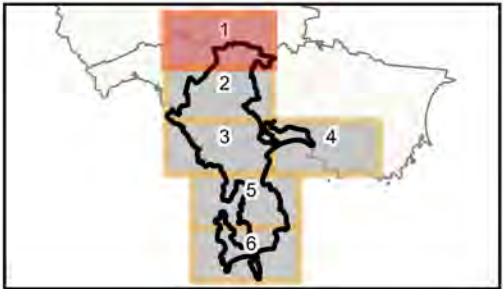
Map 1 of 6



Coordinate System: GDA 94 MGA Zone 55

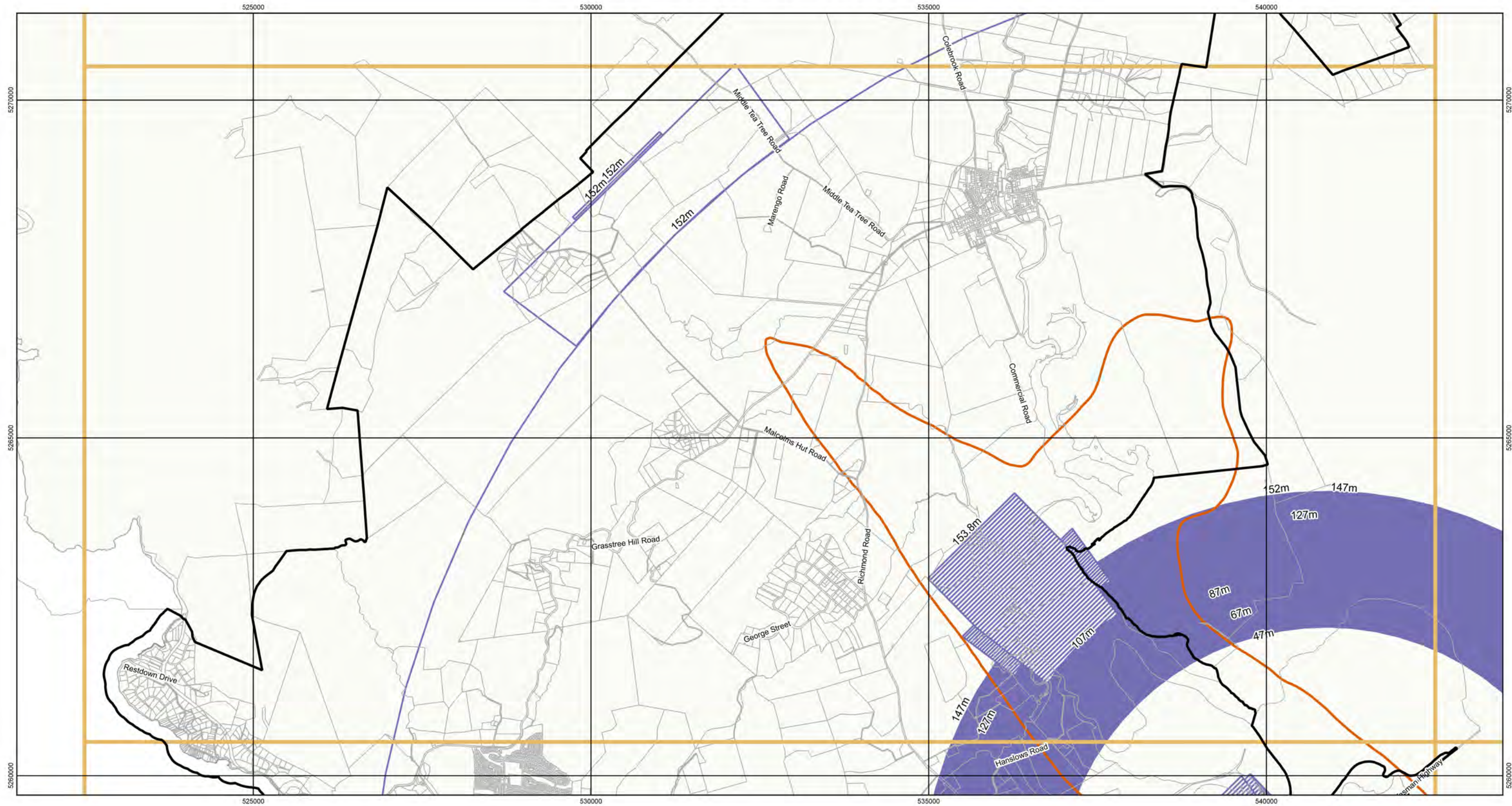
Overlay data from Hobart International Airport and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Safeguarding of Airports Overlay

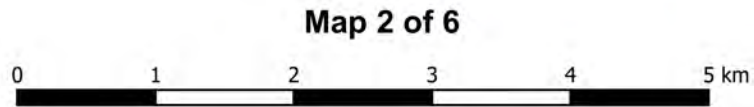


**Legend**

Safeguarding of Airports

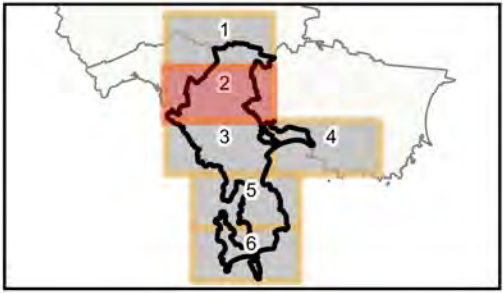
Airport obstacle limitation area

Airport noise exposure area



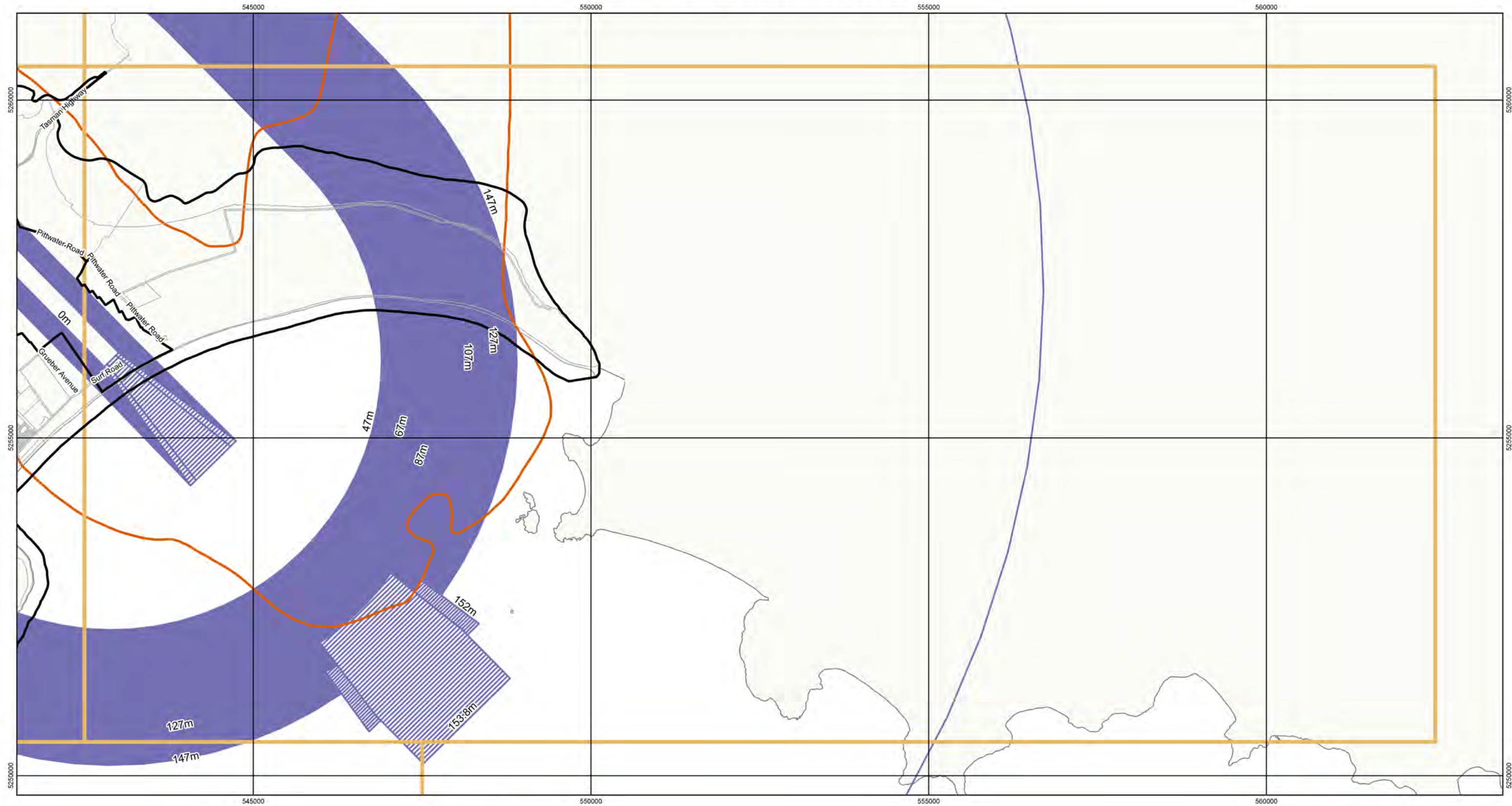
Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Hobart International Airport and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018







Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Safeguarding of Airports Overlay



**Legend**

Safeguarding of Airports

 Airport noise exposure area

 Airport obstacle limitation area

**Map 4 of 6**

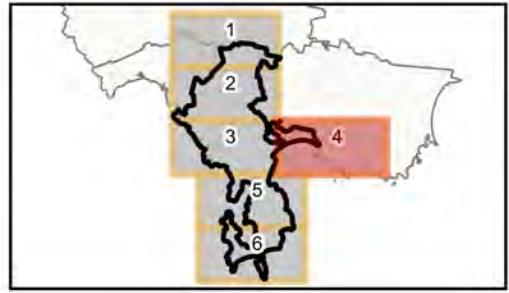
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart International Airport and Clarence City Council

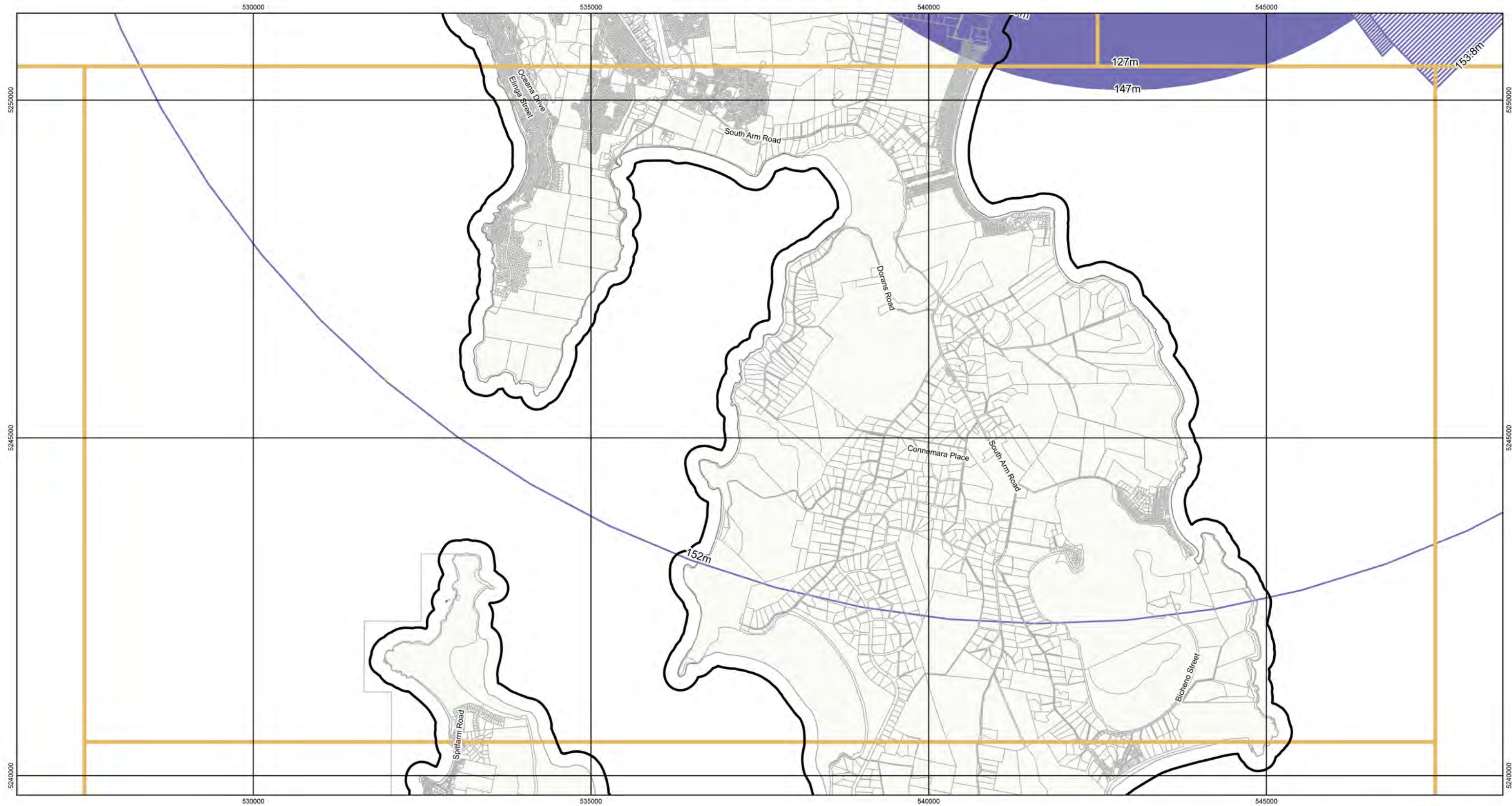
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Safeguarding of Airports Overlay



**Legend**

Safeguarding of Airports

Airport noise exposure area

Airport obstacle limitation area

**Map 5 of 6**

0

1

2

3

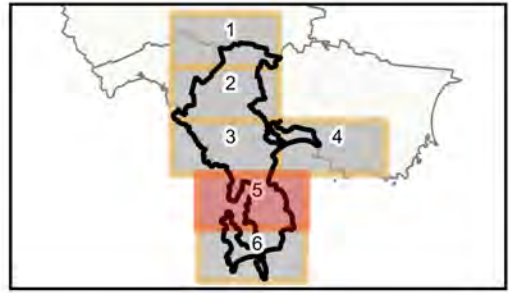
4

5 km

Coordinate System: GDA 94 MGA Zone 55

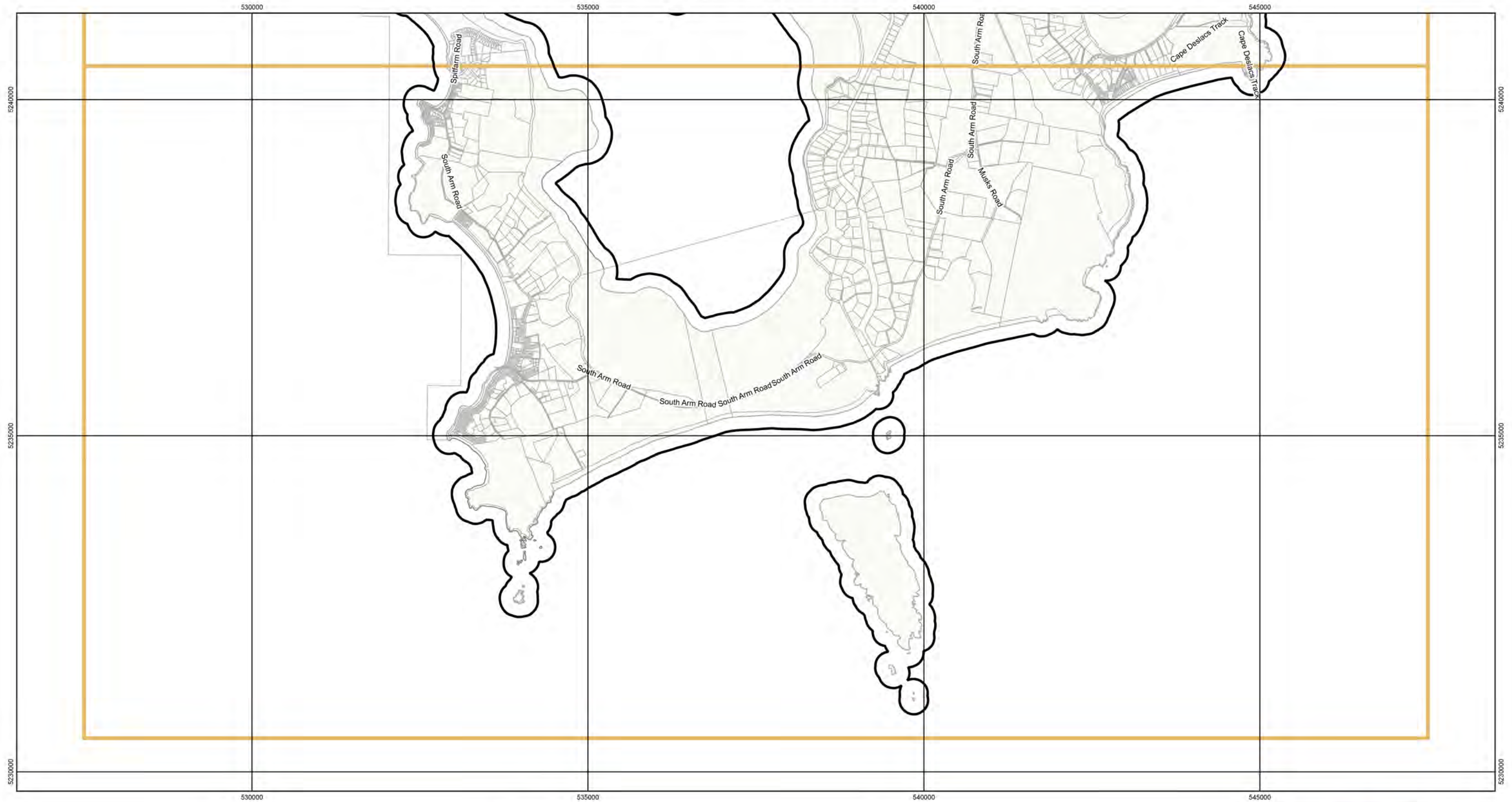
Overlay data from Hobart International Airport and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Safeguarding of Airports Overlay



**Legend**

Safeguarding of Airports

Airport noise exposure area

Airport obstacle limitation area

**Map 6 of 6**

0

1

2

3

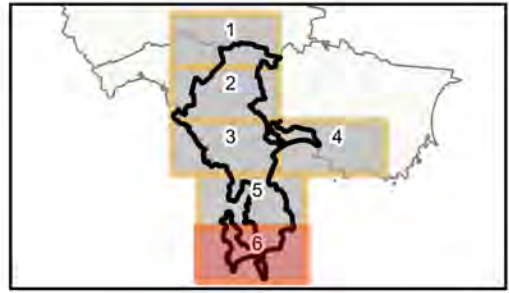
4

5 km

Coordinate System: GDA 94 MGA Zone 55

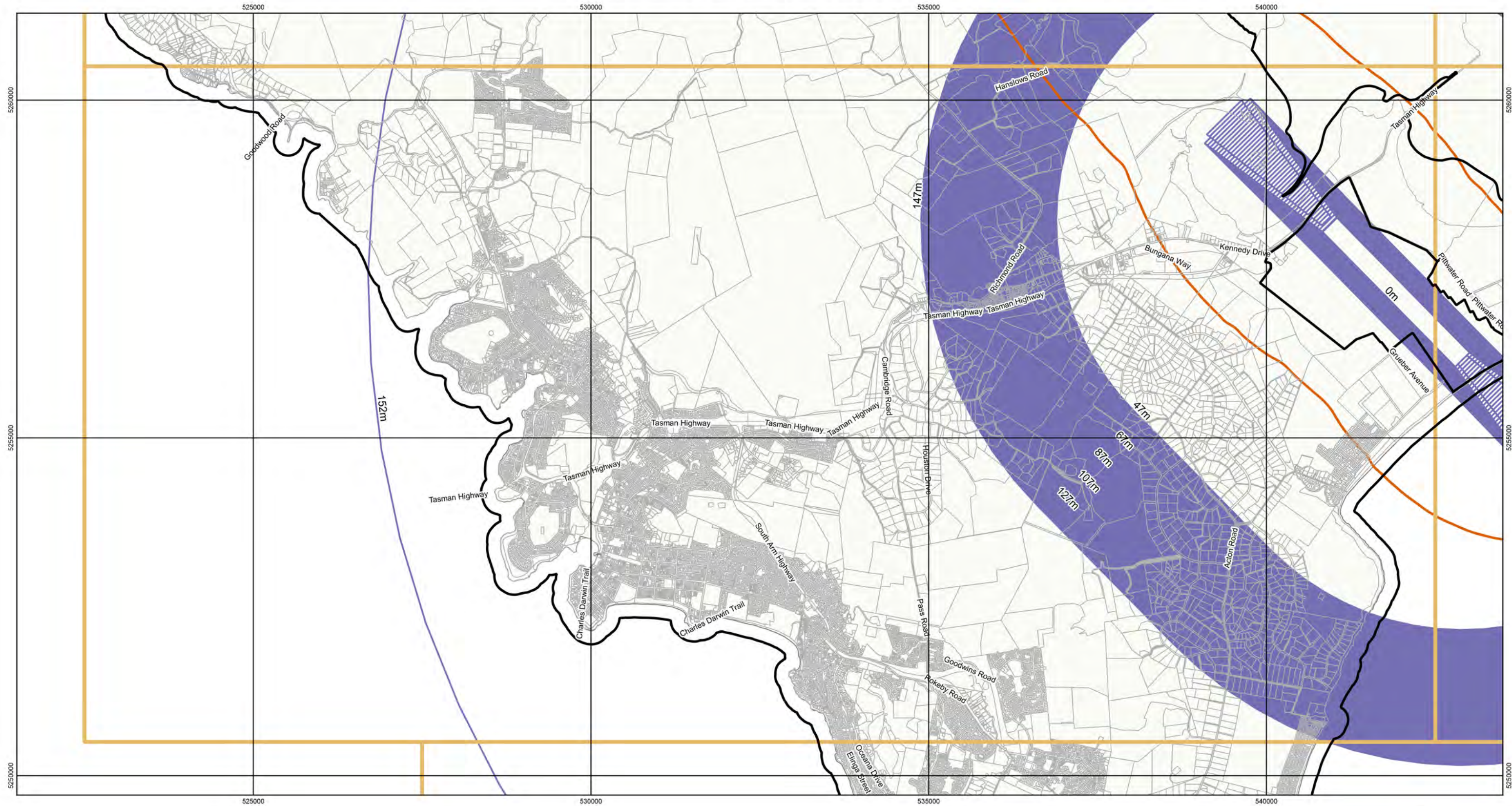
Overlay data from Hobart International Airport and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Safeguarding of Airports Overlay



**Legend**

Safeguarding of Airports

Airport noise exposure area

Airport obstacle limitation area

**Map 3 of 6**

0

1

2

3

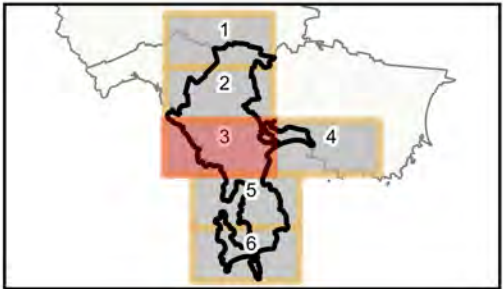
4

5 km

Coordinate System: GDA 94 MGA Zone 55

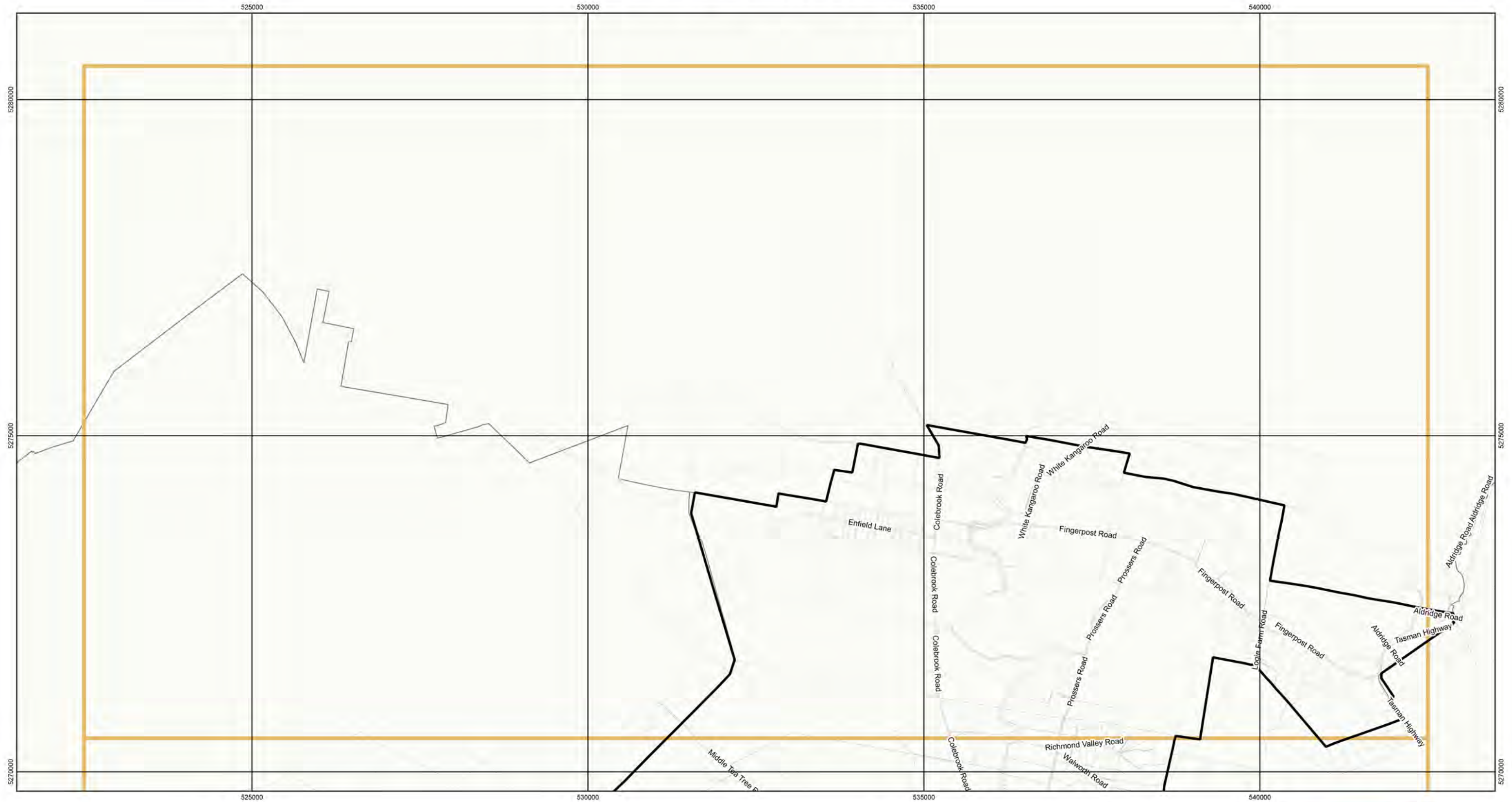
Overlay data from Hobart International Airport and Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Specific Area Plan Overlay



**Legend**

 Specific Area Plan

**Map 1 of 6**

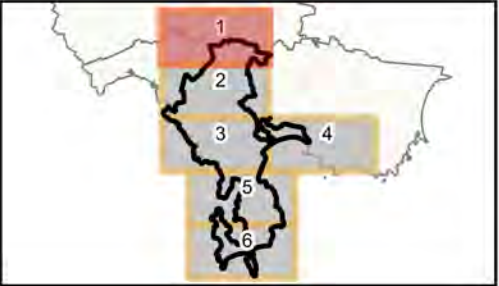
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Specific Area Plan Overlay



**Legend**

 Specific Area Plan

**Map 2 of 6**

0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Specific Area Plan Overlay



**Legend**

 Specific Area Plan

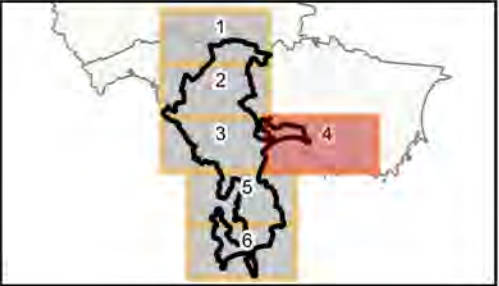
**Map 4 of 6**



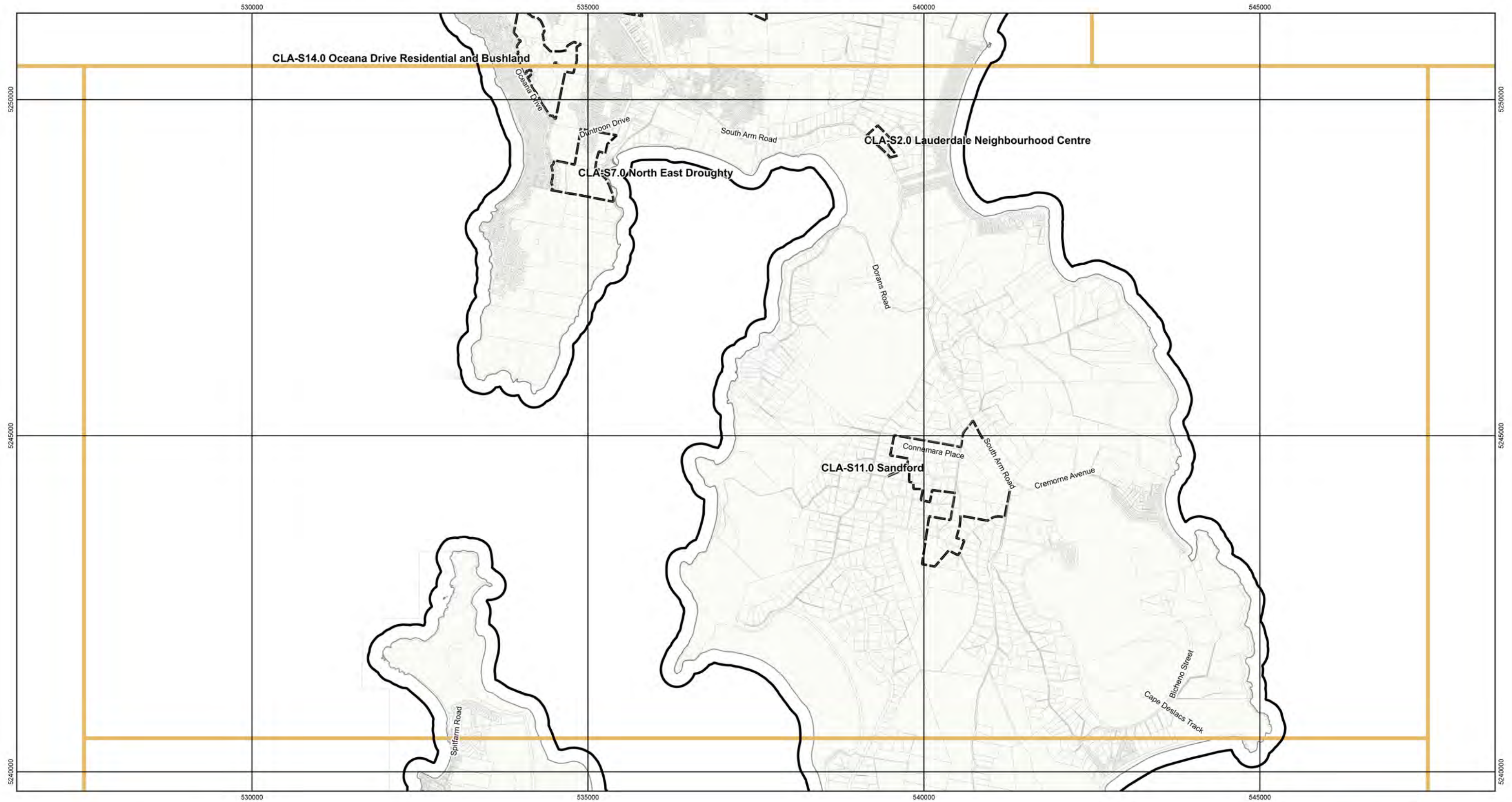
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018



Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Specific Area Plan Overlay



**Legend**

 Specific Area Plan

**Map 5 of 6**

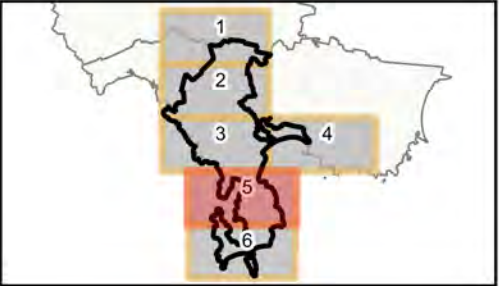
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

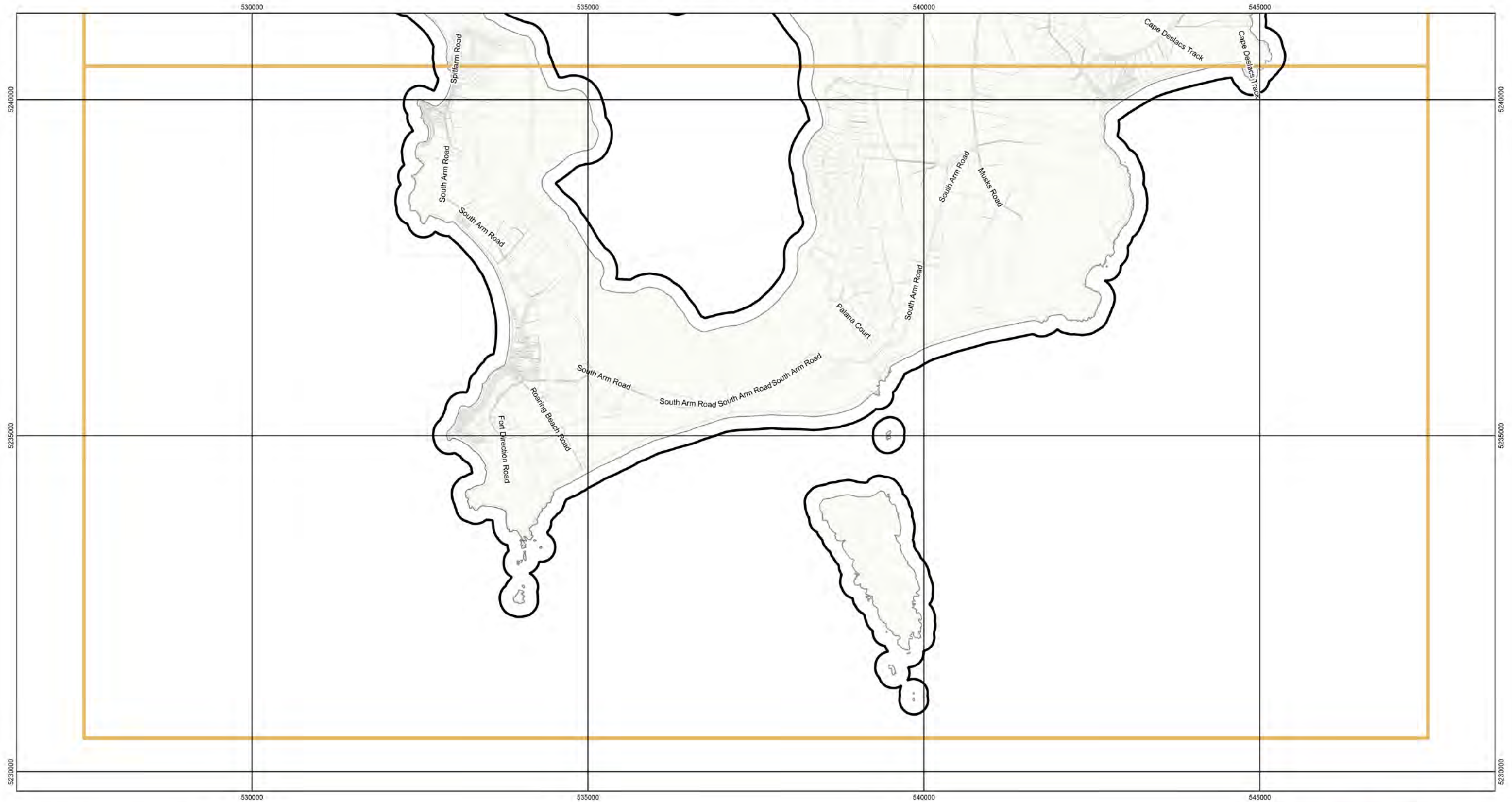
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Specific Area Plan Overlay



**Legend**

 Specific Area Plan

**Map 6 of 6**

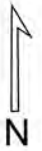
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

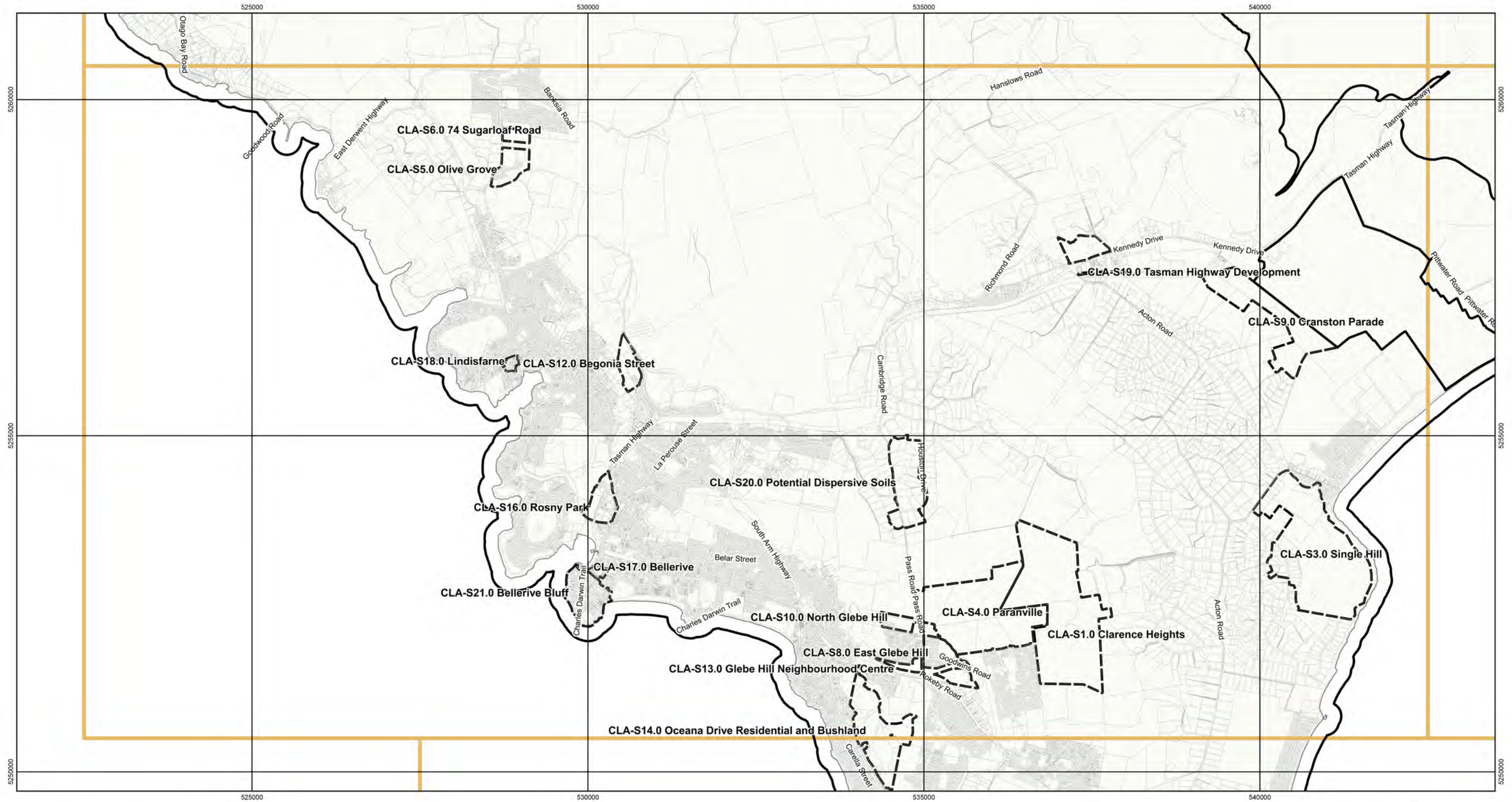
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Specific Area Plan Overlay



**Legend**

Specific Area Plan

**Map 3 of 6**

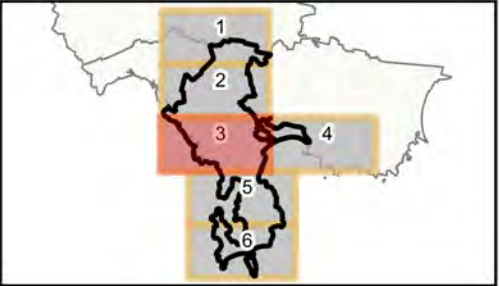
0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

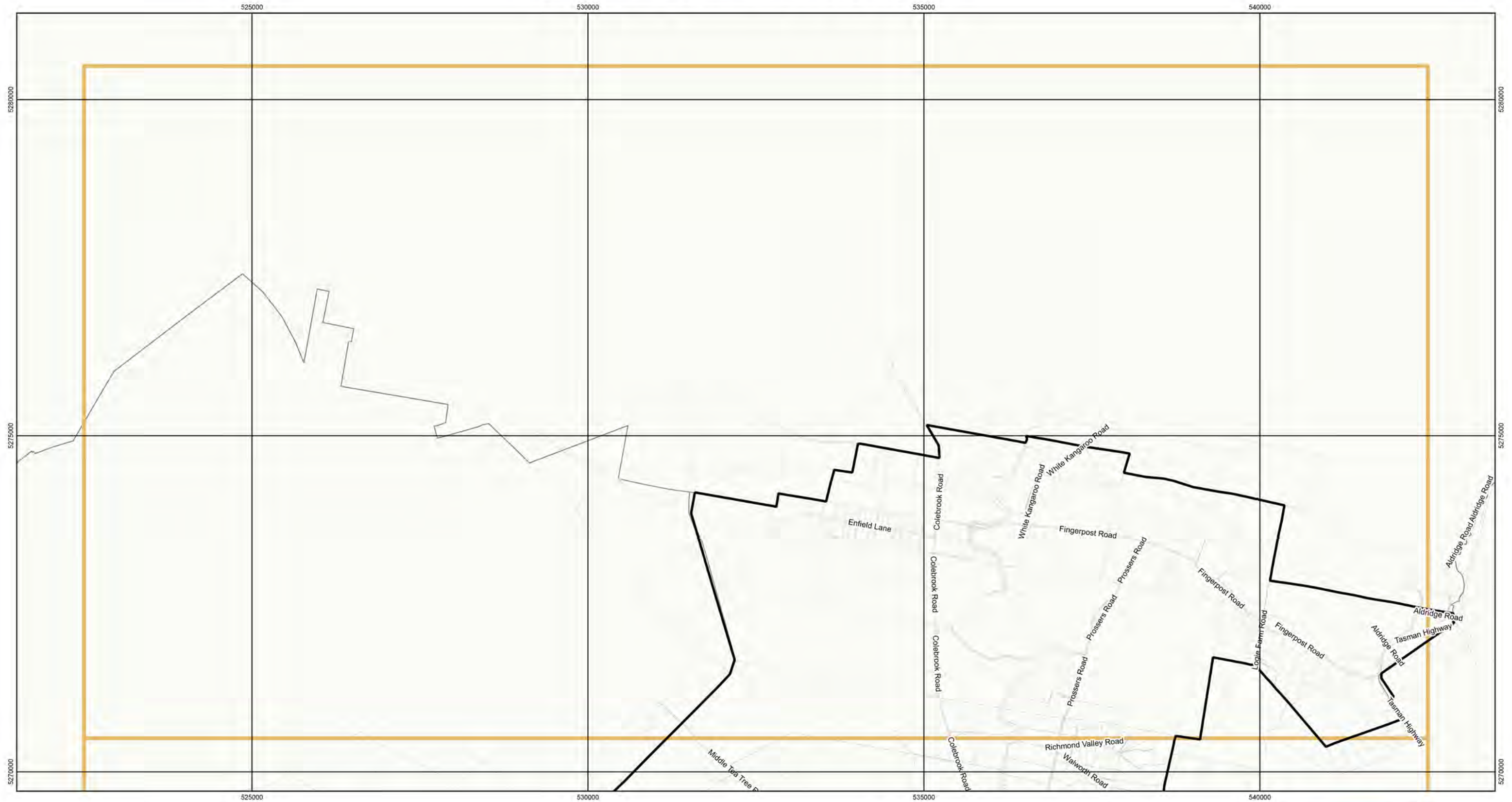
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Site-specific Qualifications Overlay



**Legend**

 Site-specific Qualifications

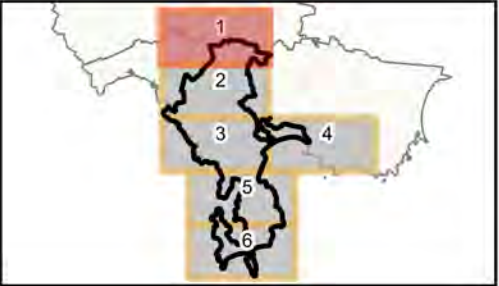
**Map 1 of 6**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Site-specific Qualifications Overlay



**Legend**

 Site-specific Qualifications

**Map 2 of 6**

0 1 2 3 4 5 km

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018





Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Site-specific Qualifications Overlay



**Legend**

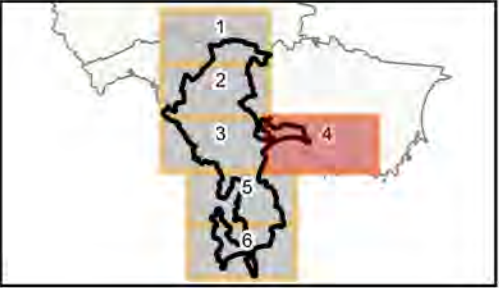
 Site-specific Qualifications

Map 4 of 6

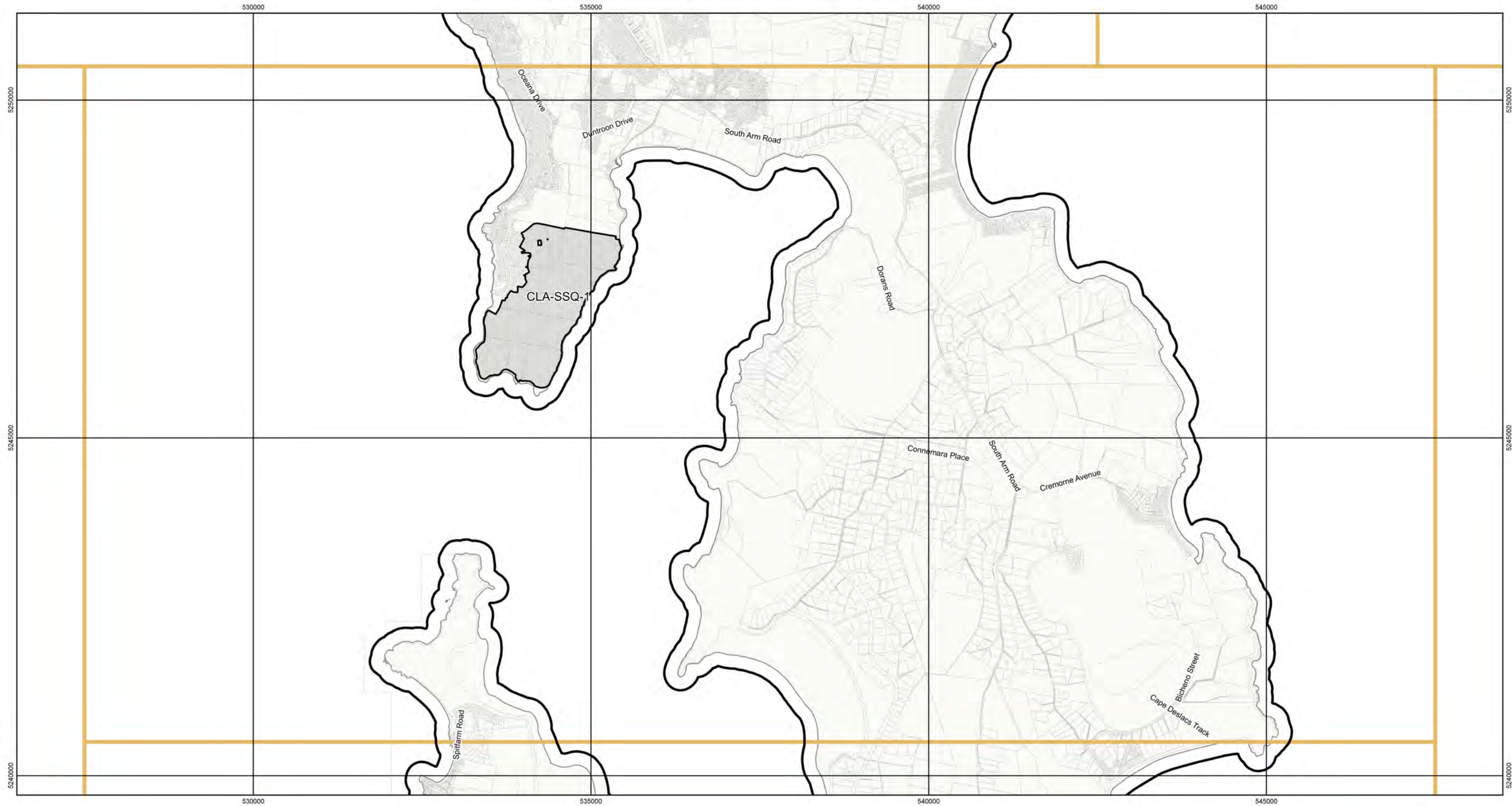


Coordinate System: GDA 94 MGA Zone 55  
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018




Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Site-specific Qualifications Overlay



**Legend**

 Site-specific Qualifications

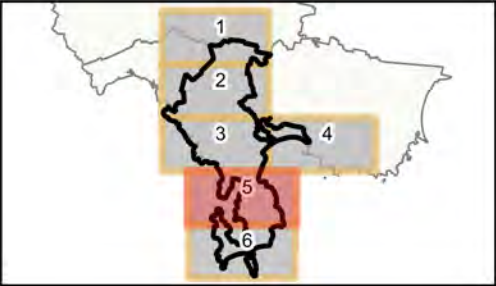
**Map 5 of 6**



Coordinate System: GDA 94 MGA Zone 55

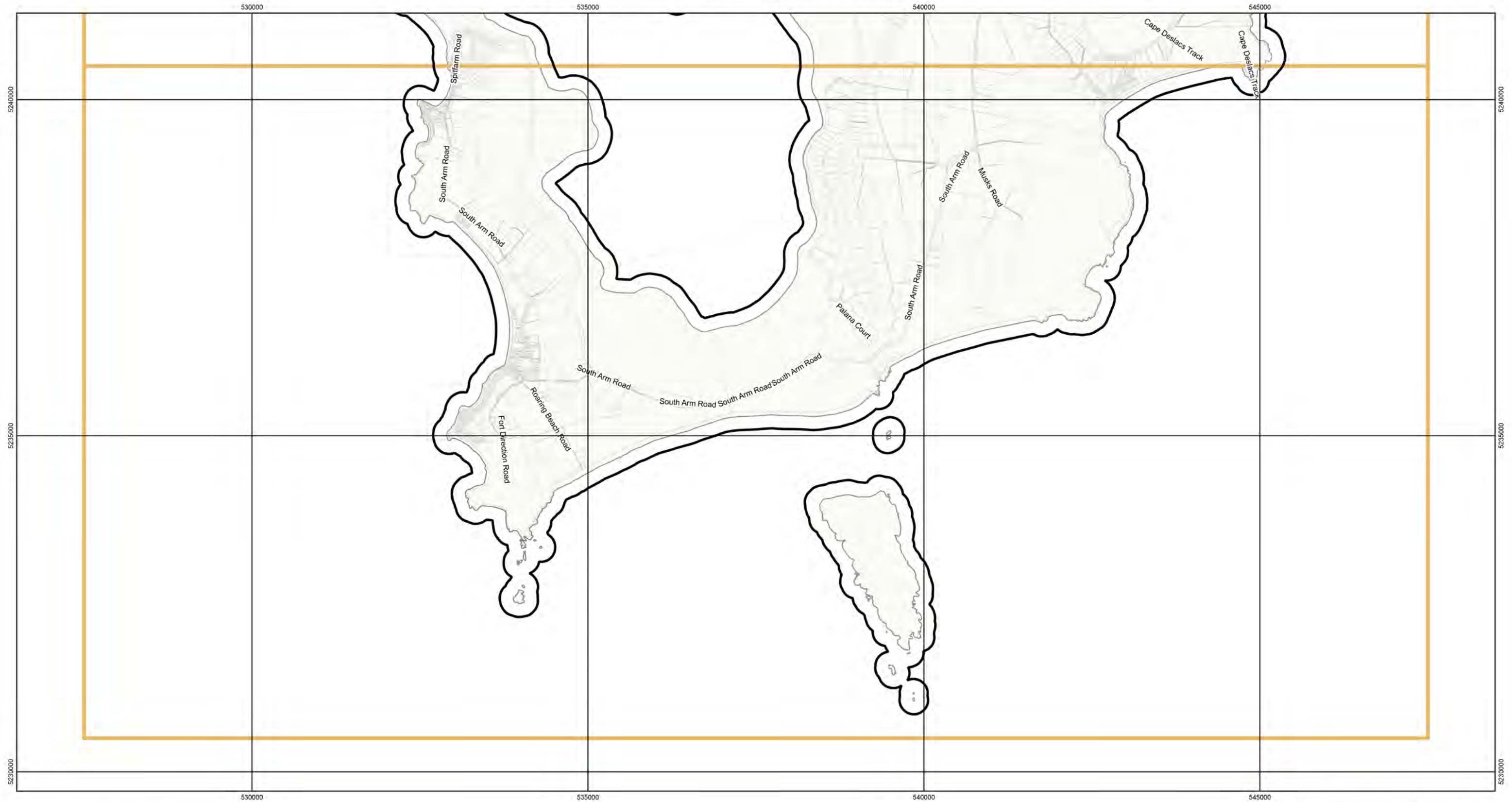
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Site-specific Qualifications Overlay



**Legend**

 Site-specific Qualifications

**Map 6 of 6**



Coordinate System: GDA 94 MGA Zone 55

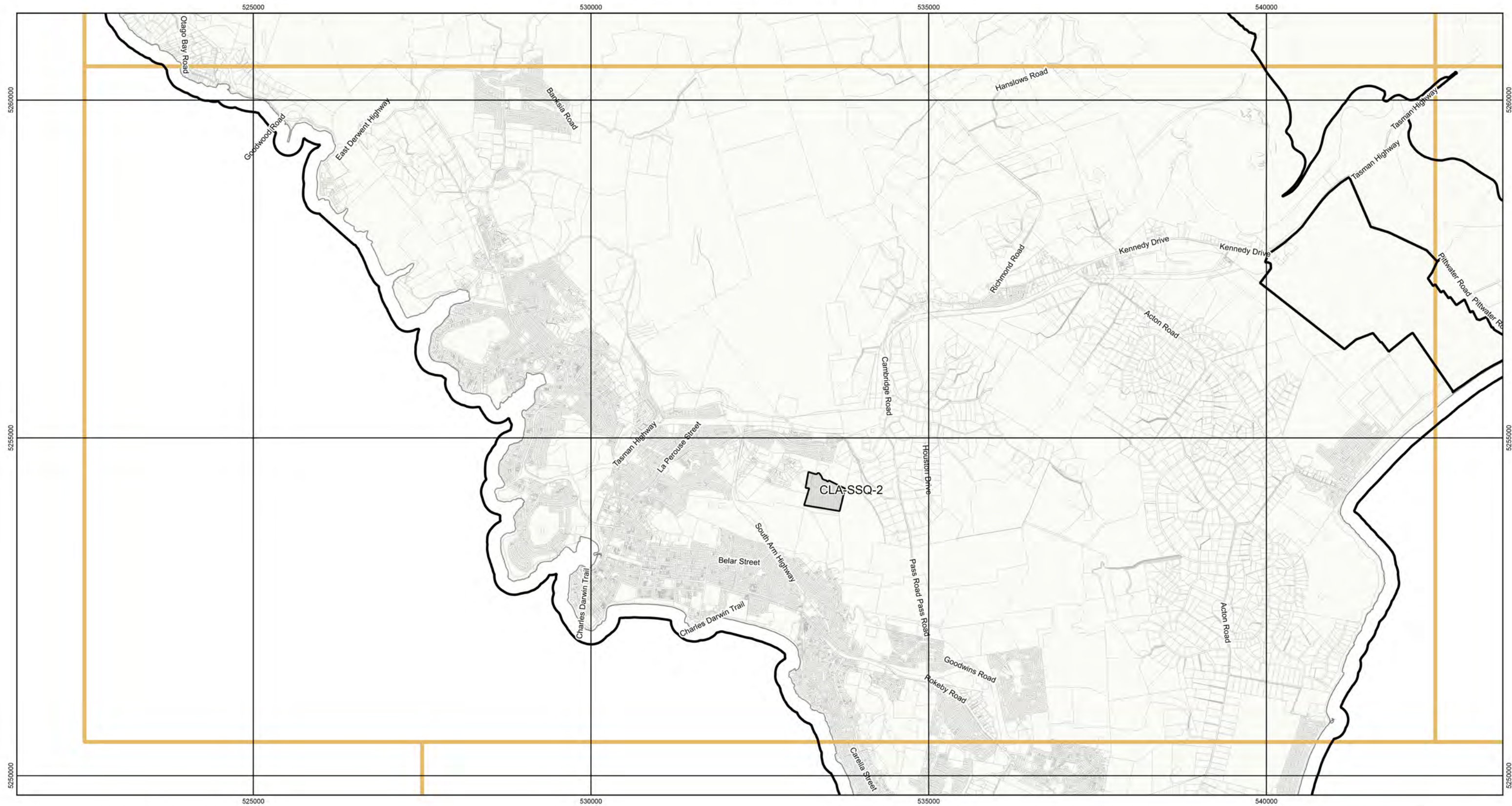
Overlay data from Clarence City Council  
Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018






Tasmanian Planning Scheme - Clarence Local Provisions Schedule:  
Site-specific Qualifications Overlay



**Legend**

 Site-specific Qualifications

**Map 3 of 6**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Clarence City Council

Base topographic data from the LIST © State of Tasmania

Print Date: 9/4/2018

