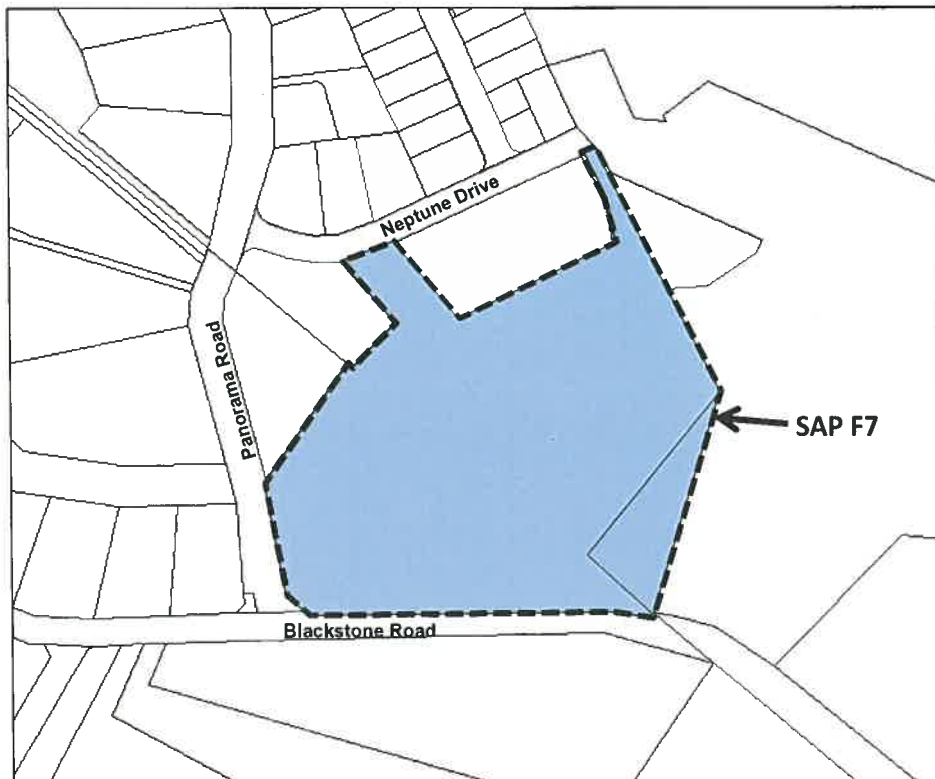


Certification Map



Map Amendments

- 1/ Rezone the following Certificates of Title from Low Density Residential Zone to Local Business Zone:

2 Panorama Road, Blackstone Heights	CT 169236/2
Part – 12 Neptune Drive, Blackstone Heights	CT 146423/2

- 2/ Amend the planning scheme map to add the outline and notation of the area contained in SAP F7.

Ordinance Amendments

- 1/ Insert **F7 – Blackstone Heights Local Business Specific Area Plan** into Part F of the Planning Scheme. The Specific Area Plan applies to the following Certificates of Title:

2 Panorama Road, Blackstone Heights	CT 169236/2
Part – 12 Neptune Drive, Blackstone Heights	CT 146423/2

F7 Blackstone Heights Local Business Specific Area Plan

F7.1 Purpose of Specific Area Plan

F7.1.1 The purpose of the Blackstone Heights Local Business Specific Area Plan specific area plan is:

- a) To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of the Blackstone Heights local area.
- b) To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- c) To provide a low density form of local business functions in a landscaped setting with buildings setback from roads and with minimal site cover.

F7.2 Application of Specific Area Plan

F7.2.1 The specific area plan applies to the area of land designated as SAP 7 of the Planning Scheme maps.

F7.3 Use Table

This clause is in substitution for Local Business Zone – clause 20.2 – Use Table.

No Permit Required	
Use Class	Qualification
Food Services	If not for a take away food premises with a drive through
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Use Class	Qualification
Discretionary	
Use Class	Qualification
Bulky Goods Sales	If for garden centre (not including bulk landscape materials supplies)

Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel industry	If for a bottle shop
Research and Development	

F7.4 Development Standards for Buildings and Works

F7.4.1 Setbacks

This clause is in substitution for Local Business Zone – 20.4.1 Siting, Design and Built Form A3.1 and P3.

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than:</p> <p>(a) 5m; or (b) half the wall height of the building, whichever is the greater.</p>	<p>P1</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>

<p>A2</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.</p>	<p>P2</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a Low Density 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> <ul style="list-style-type: none"> (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.
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F7.4.2 Design

This clause is in addition to Local Business Zone – 20.4.1 Siting, Design and Built Form.

Objective:	That building design promote and maintain high levels of design, amenity, and safety, and are compatible with the streetscape.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>New buildings must be designed to satisfy all the following:</p> <ul style="list-style-type: none"> (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; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways. 	<p>P1</p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (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; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

<p>A2</p> <p>New buildings must provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site.</p>	<p>P2</p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) how the main pedestrian access to the building addresses the street or other public places; and (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces.
<p>A2</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.</p>	<p>P2</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a Low Density 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> <ul style="list-style-type: none"> (e) the characteristics and frequency of emissions generated; (f) the nature of the proposed use; (g) the topography of the site and location of the sensitive use; and (h) any proposed mitigation measures.

F7.4.3 Gross Floor Area and Site Coverage

This clause is in substitution of Local Business Zone – clause 20.2 Use Table and in addition to clause 20.4.1 Siting, Design and Built Form.

Objective:	That gross floor area of a building: <ul style="list-style-type: none"> (a) is compatible with the character of the area; (b) assists in the management of stormwater runoff.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>The gross floor area of a building must not be more than 500m².</p>	<p>P1</p> <p>The gross floor area of a building must be consistent with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the area; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.
<p>A2</p> <p>The site coverage of all building within the plan area must be no more than 15% of the plan area.</p>	<p>P2</p> <p>The site coverage of a building must be consistent with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the plan area and adjacent to the building; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places.

<p>A2</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a Low Density Residential Zone.</p>	<p>P2</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a Low Density 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> <ul style="list-style-type: none"> (i) the characteristics and frequency of emissions generated; (j) the nature of the proposed use; (k) the topography of the site and location of the sensitive use; and (l) any proposed mitigation measures.
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The COMMON SEAL of the Meander Valley Council has been hereunto affixed on the 8 September 2020 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal

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John Jordan
General Manager

