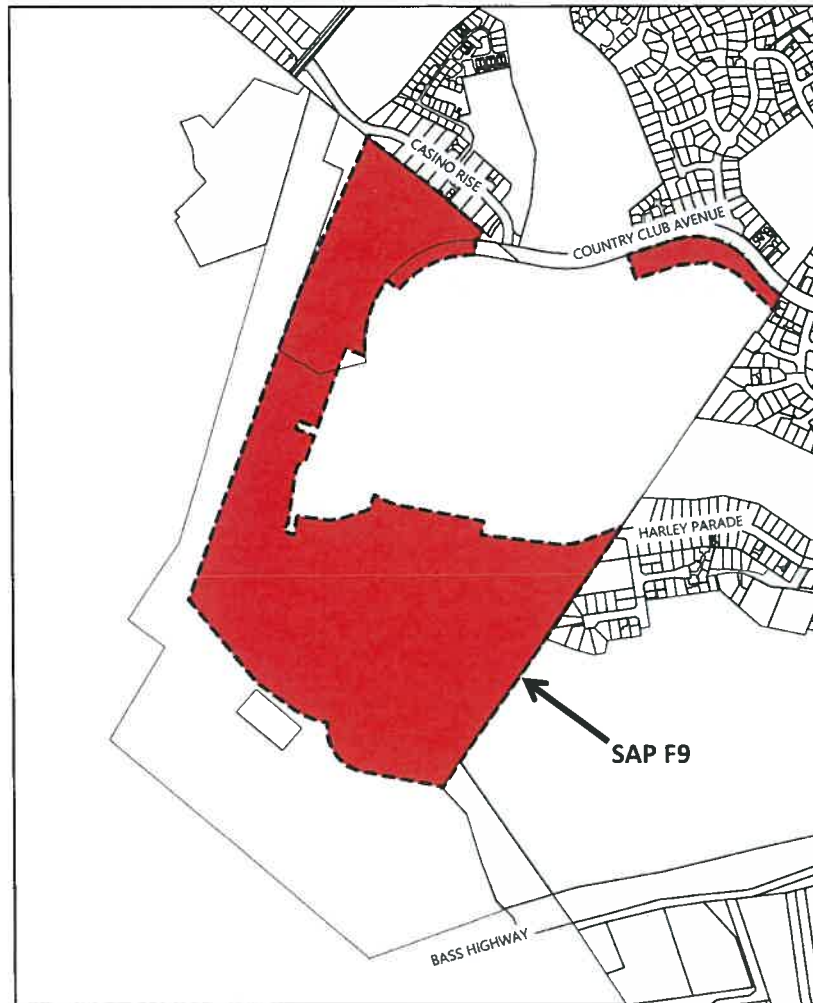


**Certification Map**



**Map Amendments**

- 1/ Rezone the following Certificates of Title from Major Tourism Zone to General Residential Zone:

<b>Part 100 Country Club Avenue, Prospect Vale</b>	<b>CT 33678/1</b>
<b>Part 100 Country Club Avenue, Prospect Vale</b>	<b>CT 119422/1</b>

- 2/ Amend the planning scheme map to add the outline and notation of the area contained in SAP F9, applying to the following Certificates of Title:

<b>Part 100 Country Club Avenue, Prospect Vale</b>	<b>CT 33678/1</b>
<b>Part 100 Country Club Avenue, Prospect Vale</b>	<b>CT 119422/1</b>

## **Ordinance Amendments**

1/ Insert **F9 – Country Club Specific Area Plan** into Part F of the Planning Scheme.

### **F9 Country Club Specific Area Plan**

#### **F9.1 Plan Purpose**

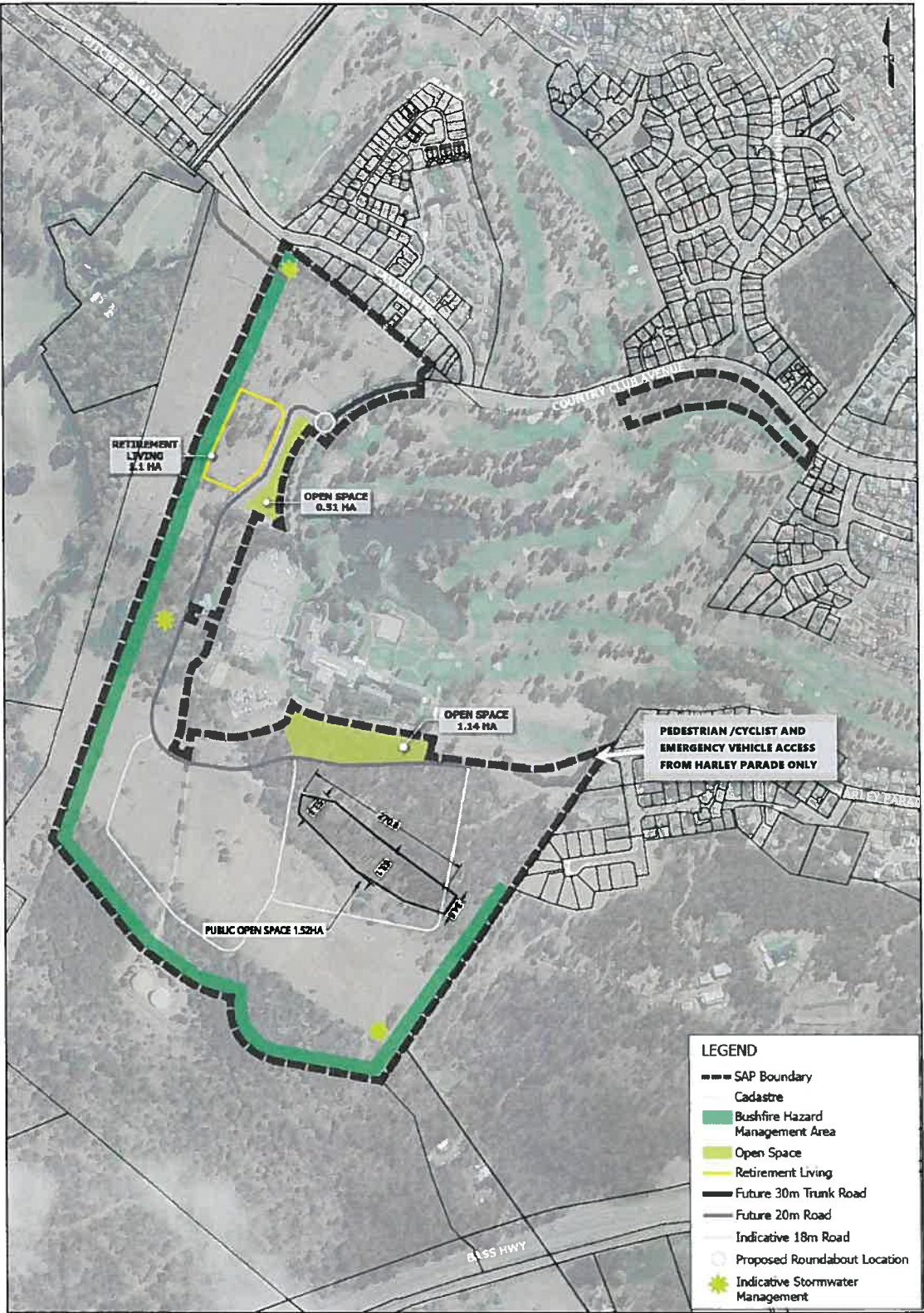
The purpose of the Country Club Specific Area Plan is:

- F9.1.1 To provide for diverse housing outcomes that promote Liveable Housing.
- F9.1.2 To provide for the development of the area consistent with the local area objectives and desired future character statements
- F9.1.3 To provide for retirement uses and development that is compatible with higher density residential development.
- F9.1.4 To provide for a revitalised tourism precinct in accordance with the layout shown in Figure F9.1.
- F9.1.5 To provide for open space and recreation opportunities for residents within the estate and visitors.

#### **F9.2 Application of this Plan**

- F9.2.1 The specific area plan applies to the area of land designated as F9 Country Club Specific Area Plan on the overlay maps and in Figure F9.1.

Figure F9.1



### F9.3 Local Area Objectives

#### General Residential Zone

- (a) To provide for the standard range of uses in the zone.

#### Connectivity

- (b) Development is to provide for a co-ordinated network of roads, pedestrian and bicycle paths that connect the activity centre, mixed use and residential areas and public open space.

### F9.4 Definition of Terms

This sub-clause is not used in this specific area plan.

### F9.5 Use Table

This sub-clause is not used in this specific area plan.

### F9.6 Use Standards

This sub-clause is not used in this specific area plan.

### F9.7 Development Standards for Buildings and Works

#### F9.7.1 Building Design and Siting

This clause is in addition to General Residential Zone – clause 10.4 Development Standards.

<b>Objective</b>	<ul style="list-style-type: none"> <li>a) To ensure that the siting and design of development is consistent with the local area objectives and desired future character for land within the Specific Area Plan.</li> <li>b) To protect the residential amenity of lots by ensuring that the height, setbacks, siting, and design of buildings provides adequate privacy, separation, open space and sunlight for residents.</li> <li>c) To provide for private open space that is appropriate to a higher density residential environment.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Within the retirement living lot, building height must not exceed 14.5 metres.	<b>P1</b> The design and siting of buildings must: <ul style="list-style-type: none"> <li>a) not cause unreasonable loss of amenity by:               <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining lot;</li> <li>(iii) overshadowing of an adjoining vacant lot;</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; or</li> <li>(v) overlooking of habitable room windows or private open space of an adjoining dwelling; and</li> </ul> </li> <li>b) have regard to the intended or prevailing character of the surrounding area.</li> </ul>

F9.7.2 Site Coverage

This clause is in substitution of General Residential Zone - clause 10.4.3 Site Coverage and Private Open Space for all dwellings.

<p><b>Objective</b></p>	<p>That site coverage protects residential amenity through appropriate siting and design of development to provide adequate:</p> <ul style="list-style-type: none"> <li>(a) privacy and separation between dwellings;</li> <li>(b) separation of dwellings from vehicular traffic and common open space; and</li> <li>(c) sunlight to habitable rooms.</li> </ul>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>Dwellings must have a site coverage of:</p> <ul style="list-style-type: none"> <li>(a) not more than 65% if the development includes 50% or greater portion of liveable housing; or</li> <li>(b) not more than 50%.</li> </ul>	<p><b>P1</b></p> <p>Dwellings must have a site coverage that protects residential amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) topographical constraints;</li> <li>(b) infrastructure and servicing;</li> <li>(c) vehicular access through the site;</li> <li>(d) vehicle parking for residents and visiting services;</li> <li>(e) siting and scale of buildings;</li> <li>(f) any particular needs of residents;</li> <li>(g) the provision of private open space or common open space;</li> <li>(h) access to sunlight for habitable rooms.</li> </ul>

## F9.8 Development Standards for Subdivision

### F9.8.1 Lot Design

<b>Objective</b>	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>(d) is orientated to provide solar access for future dwellings.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) have an area of not less than 450m<sup>2</sup> and:                         <ul style="list-style-type: none"> <li>i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:                                 <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</li> </ul> </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>	<b>P1</b> 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: <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties in the area</li> </ul>
<b>A2</b> Subdivision must be in accordance with Figure F9.1.	<b>P2</b> Subdivision must be consistent with the local area objective having regard to: <ul style="list-style-type: none"> <li>(a) the topographical or natural features of the site;</li> <li>(b) any requirements for bushfire hazard management areas;</li> <li>(c) the provision of a hierarchy of local and collector roads; and</li> <li>(d) pedestrian connectivity, and</li> </ul> must include the public open space in accordance with Figure F9.1.

**The COMMON SEAL of the Meander Valley Council has been hereunto affixed on 9 February 2021 pursuant to a resolution of Council delegating authority to the General Manager to affix the corporation's seal**

.....  
**John Jordan**  
**General Manager**

