

Contact: David Morris  
Our Ref: DJM:KLC:203218  
Your Ref: DOC/20/134834

27 November 2020

Ms Claire Armstrong  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7001

By Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Ms Armstrong,

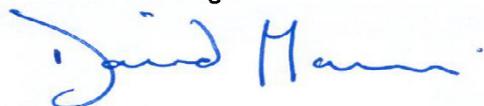
**Clarence Draft LPS - Direction from Hearing on 17 & 18 November 2020**

I refer to the directions of the Commission which were listed as Attachment A to a letter from Delegate Chair Mr Ramsay dated 20 November 2020.

Submissions in response to those directions were to be provided on or before the close of business 27 November 2020 and in accordance with that direction I now provide the response submissions of the authority.

I **attach** the document headed Response to the Tasmanian Planning Commission's Directions Schedule, together with each of the appendices that are referred to in that document.

Yours faithfully  
Simmons Wolfhagen



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# Clarence draft Local Provision Schedule

## Response to the Tasmanian Planning Commission's Directions Schedule

The following is a response to the two Commission's Directions Schedules arising from the Clarence draft LPS hearings on 3, 4, 5 and 10 November 2020 (dated 16 November 2020) and the hearings on 17 & 18 of November 2020 (dated 20 November 2020).

### ***Direction 1.1 (Table 1 dated 16 November 2020)***

*Provide comments on any potential road access or road network issues relating to the following recommended revisions to the draft LPS:*

- a) Community Purpose Zone at 424 South Arm Road, Lauderdale and 25 Acton Road, Acton Park;*
- b) Low Density Residential Zone at 8 and 14 Driftwood Drive, Opossum Bay;*
- c) Rural Living Zone (Area A) at Sandford.*

These matters are addressed in Mr Evan Boardman's submission obo Council included at **Appendix F**.

### ***Direction 1.2 (Table 1 dated 16 November 2020)***

*Provide a copy of the letter to the Minister requesting the urban growth boundary be modified relating to the recommended zone revision to the General Residential Zone at 471 Cambridge Road, Mornington and 540 Pass Road, Cambridge (the Commission notes this document has already been provided by the planning authority and has been uploaded to the Clarence draft LPS assessment page1 on the Commission's website).*

A copy of the letter was previously provided as noted.

### ***Direction 1.3 (Table 1 dated 16 November 2020)***

*Provide comment on the Traffic Impact Assessment prepared by Hubble Traffic Consulting dated 5 October 2020 and provided by ERA Planning and Environment on 29 October 2020 relating to the recommended zone revision at 450 Rokeby Road, Howrah.*

These matters are addressed in Mr Evan Boardman's submission obo Council included at **Appendix F**.

### ***Direction 1.4 (Table 1 dated 16 November 2020)***

*Provide comment on the requested removal of the priority vegetation area overlay from certain parts of the Lindisfarne Ridge area, as requested by representations 48, 55 and 68.*

Following the hearing relating to this matter, Entura was engaged to investigate the accuracy of the priority vegetation area overlay mapping in on 1A Cedar St and 132 Begonia St, Lindisfarne and provide Council with appropriate advice. Entura's Team Leader Environment and Planning - Mr Raymond Brereton provided the following response:

*"After reviewing the aerial imagery and undertaking a site visit and driving by the properties at 1A Cedar Street and 132 Begonia Street Lindisfarne I consider that the vegetation at 132 Begonia Street Lindisfarne would not meet the definition of priority vegetation under the Natural Asset Code because it would not meet the criteria for a vegetation community listed as threatened under the Nature Conservation Act 2002 or the Environment Protection and Biodiversity Conservation Act 1999. The area was identified as high biodiversity value on the Natural Assets Code because of the presence of Eucalyptus amygdalina forest on mudstone (DAM) vegetation community which although not listed as threatened under the Nature Conservation Act 2002 has the potential to support threatened species. There is remnant native vegetation present at the 132 Begonia Street in the form of scattered Eucalyptus amygdalina (black peppermint) and Eucalyptus viminalis (white gum) trees and the understorey tree Allocasuarina littoralis (black sheoak). There is also the native sedge Lomandra longifolia (sagg) present in the ground layer. However, the property is quite weedy with the environmental weed Agapanthus praecox (common agapanthus) being abundant and widespread. Given the current condition of the site it is unlikely to support habitat for a threatened fauna or flora species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999. Note that the TASVEG 4 mapping of the DAM community does not include the property at 132 Begonia Street but does still cover the eastern portion of the property at 1A Cedar Street.*

*I visited the property 1A Cedar Street and can confirm it is native vegetation and appears to be consistent with the Eucalyptus amygdalina forest on mudstone (DAM) vegetation community (see attached photos). The site was characterised by a tree canopy layer dominated by Eucalyptus amygdalina with Eucalyptus viminalis also present over a secondary tree layer of Allocasuarina littoralis and Exocarpos cupressiformis (native cherry) The ground layer was dominated by a ground layer of Lomandra longifolia with scattered occurrences of the shrub Leptomeria drupacea (erect currant bush). As noted above Eucalyptus amygdalina forest on mudstone (DAM) vegetation community is not listed as threatened under the Nature Conservation Act 2002 however, it does have the potential to support threatened species, therefore there the native vegetation at the site would still meet the criteria to be included in the Natural Assets Code overlay.*

*In addition, the adjacent block of Council open space (see attached photo) also supports the Eucalyptus amygdalina forest on mudstone vegetation community and meet the criteria to be included in the Natural Assets Code overlay because it has the potential to support threatened species."*

Contextual location plans and site photos taken by Mr Brereton are included **Appendix G**.

Based on Mr Brereton's assessment it is recommended that the exhibited priority vegetation area overlay should be modified as follows:

1.  Remove the priority vegetation area from the property at 132 Begonia St, Lindisfarne.

2.  Retain the priority vegetation area at 132 Begonia St, Lindisfarne (as exhibited).
3.  Extend the priority vegetation area to include Council's POS at 29 Katrina Court, Lindisfarne.

In relation to the last point it is noted that under the Clarence Interim Planning Scheme 2015 Council's POS at 29 Katrina Court, Lindisfarne is currently subject to Scheme's Natural Assets Code.

***Direction 1.5 (Table 1 dated 16 November 2020)***

*In relation to the Rosny Hill Nature Recreation Area:*

- a) *provide comment on the alternative zoning options of the Environmental Management Zone, or the Open Space Zone, as suggested by the representations;*

A comparison of the Environmental Management Zone, Recreation and the Open Space Zone in the context of Rosny Hill is included at Appendix A.

In summary, given Rosny Hill's natural assets, visual prominence, location, urban surrounds, access road, community use and Council's commitment to the development of the Hilltop, it is submitted that none of the 3 zones are ideally suited. On this basis it follows that the dilemma relates to establishing the most appropriate zone for the site rather than applying the "correct" one.

None of the zone purpose statements adequately reflect both the current on ground conditions and desired future direction. Importantly, none of the zones prescribe use and development standards that will provide meaningful guidance to the appropriateness of future use and development. For this reason, the applicable codes will greatly inform any future assessment and the Scheme's Natural Asset Code is likely to be the most significant.

It is noted that the absence of the C8.0 Scenic Protection Code will remove a layer of assessment that potentially should be applicable to the site. However, in time a Scenic Protection Code will be developed and subject to the usual scheme amendment consultation and processes.

In response to the Commission's direction to provide comment on of the Environmental Management Zone and the Open Space Zone options, it is considered that the Environmental Management Zone would be the most relevant and therefore more appropriate. The rationale being that the Environmental Management Zone provides for a suitable range of permissible uses while prescribing development standards that would add value to assessment of a future proposal.

On the contrary, the Open Space Zone does not provide for the same range of uses, and specifically not provide for unqualified Visitor Accommodation. Additionally, the development standards in the Open Space Zone relate to impacts on adjoining properties, which in the case of Rosny Hill are unlikely to add any meaningful value to the assessment of a future proposal given their separation from the hilltop/centre of the site.

- b) *if the recommendation is to retain the Recreation Zone, provide revision of the proposed site-specific qualification to achieve the purpose of the zone to the greatest extent possible as per the Guideline No. 1 under section 8A of the Land Use Planning and Approvals Act 1993; and*

Council's S.35F report outlines a preference for the application Recreation zone with an additional Site-Specific Qualification relating to Visitor Accommodation. That is the last decision of Council and on that basis this position must be reiterated. However, it is acknowledged that the Commission will form its own view and that Council's response to the suggested alternative Environmental Management Zone and the Open Space Zone above will assist to inform that view.

Should the retention of the Recreation Zone be supported by the Commission it is considered the previously submitted site-specific qualification ought to be modified as follows:

Reference Number	Site Reference	Folio of the Register	Description (modification substitution or addition)	Relevant Clause in SPP's
CLA-28	12A Akuna Street, Rosny (Rosny Hill)	PID 5065882	<p>An additional Discretionary Use Class for this site is: Visitor Accommodation with no qualification.</p> <p>An additional use standard for this site is: Visitor Accommodation must not adversely impact the natural values and recreational use of the land having regard to:</p> <ul style="list-style-type: none"> <li>a) <input type="checkbox"/> the protection, conservation, and management of the values;</li> <li>b) <input type="checkbox"/> the location, intensity and scale of the use;</li> <li>c) <input type="checkbox"/> traffic and parking generation;</li> <li>d) <input type="checkbox"/> the storage and handling of goods, materials and waste; and</li> <li>e) <input type="checkbox"/> the proximity of any sensitive uses.</li> </ul>	Cl 28.2 and Cl 28.3

*c) provide comment (if any) on the further submissions received from W J Hodgman dated 5 November 2022 and Denise Hoggan dated 9 November 2023.*

In relation to Mr Hodgman's and Ms Hoggan's further submissions Council generally relies on its LPS supporting report, S.35F Report, submissions at the panel hearing and response to the Commission's directions above. However, the following additional comments are provided.

Mr Hodgman submits that Recreation Zone should not be applied to Rosny Hill and that it *"should be zoned Environmental Management or Open Space. Preferably Environmental Management."* Should the application of the Recreation Zone not be supported by the Commission, as outlined above Council submits that the Environmental Management is preferable to and more appropriate than the Open Space Zone.

In response to Ms Hoggan's submission is accepted that the social benefits would not extend to all of the community. There is likely to be a sector of the community that would not benefit from provisions that would facilitate the development of the hilltop and indeed there are likely to be some adversity impacted by them. However, it is submitted that on balance, appropriate development of the hilltop including installation and upgrades of public infrastructure and additional services (including food offer) would enhance the experience and benefit the broader community.

Environmental considerations would continue to be afforded protection through the application the Natural Asset Code.

Ms Hoggan's also submits that there are currently no examples of Visitor Accommodation in Clarence within the Recreation Zone. This is correct and is as a result of the Recreation zone being generally applied to public land (while there are others, the most notable exception being private golf courses). It is noted, however, that the Holiday Village at 78 Surf Road, Seven Mile Beach is zoned Open Space under both the current Clarence Interim Planning Scheme 2015 and the exhibited draft LPS.

Rosny Hill, if developed would therefore host the only Visitor Accommodation complex within the Recreation Zone in Clarence. This is not the issue; the issue is whether (or not) a Site-Specific Qualification can be supported pursuant to the tests prescribed under S.32(4) which specifically provide for deviation from the usual SPP considerations. In this regard Council relies on its previous submissions.

***Direction 1.6 (Table 1 dated 16 November 2020)***

*Provide comment (if any) on the further submission received from Michael Figg dated 7 November 2020.*

Council relies on its S.35F Report and submissions at the panel hearing and has no further comment on Mr Figg's submission dated 7 November 2020.

***Direction 1.7 (Table 1 dated 16 November 2020) & Direction 1.1 (Table 1 dated 20 November 2020)***

*Provide a revised Single Hill Specific Area Plan, with tracked changes, prepared in consultation with the representor:*

*a) generally reflecting the modifications recommended in the section 35F report;*

A revised Single Hill SAP (marked up with Tracked Changes) is included at **Appendix B**.

*b) including a revised Figure CLA-S3.1 – Lot Layout Plan, indicating the retirement village on 11 Coastal Drive; and*

The revised Single Hill SAP shows the location of the retirement village on 11 Coastal Drive.

*c) providing consideration of the inclusion of the Table of Uses for the Rural Living Zone in the Specific Area Plan that includes a qualification to allow the retirement village at 11 Coastal Drive.*

The revised Single Hill SAP includes the required Use Table reflecting the Rural Living zone amended to provide for the retirement village at 11 Coastal Drive, Seven Mile Beach.

*d) All changes should give effect to the existing planning policy in the Specific Area Plan.*

With the exception of the modifications to provide for the retirement village at 11 Coastal Drive, Seven Mile Beach detailed above, it is submitted that the revised Single Hill SAP does not alter the existing planning policy.

*With reference to direction 1.7 of the Directions Schedule attached to the Commission's letter of 16 November 2020, further revise the Single Hill Specific Area Plan, with tracked changes:*

- a) to reflect the planning authority's recommendations in response to representation 16; and*

The revised Single Hill SAP responds to this matter.

- b) to correct the reference from Rural Living clause 11.4 to clause 11.5 in the application clause at CLA-S3.8.1.*

This has been corrected in the revised Single Hill SAP.

*In revising the application clause at CLA-S3.8.1, the planning authority should also consider whether the provisions of CLA-S3.8.1 are in addition to, or in substitution of clause 11.5 of the Rural Living Zone.*

Given the level certainty provided by the SAP lot layout plan the standards at CLA-S3.8.1 can be used in substitution to the Rural Living – standards at clause 11.5 (rather than in addition to as exhibited). The possible exception to this is 11.5 A3 & P3 relating to vehicular access. Accordingly, SPP Clause 11.5 A3 & P3 and has been inserted as a direct result from the change from change in expression from “in addition” to “in substitution” at CLA-S3.8.1.

These standards are now proposed at CLA-S3.8.1 A4 & P4 of the revised SAP on the proviso that they do not constitute a “substantial” modification. The alternative is that the provisions are not included within SAP and the issue is managed by Council as a Road Authority. This matter is identified on the revised Single Hill SAP.

#### ***Direction 1.8 (Table 1 dated 16 November 2020)***

*In relation to the Cambridge Industrial Estate Specific Area Plan, provide:*

- a) a revised Specific Area Plan, with tracked changes, including the modifications recommended in the section 35F report; and*

A revised Cambridge Industrial Estate SAP (marked up with Tracked Changes) is included at **Appendix C**.

- b) confirmation that the planning authority wishes to request that the Specific Area Plan transition to the approved LPS under Schedule 6, Clause 8A of the Act.*

Consistent with Council's initiation of amendment A-2019/1 to the Clarence Interim Planning Scheme 2015 (which has now been approved) and Council's Section 35 response as it relates to this matter, the planning authority requests that the Cambridge Industrial Estate Specific Area Plan transition to the approved LPS under Schedule 6, Clause 8A of the Land Use Planning and Approvals Act 1993.

**Note:** as a transitioning SAP, the existing Clarence Interim Planning Scheme 2015's 15.0 Cambridge Industrial Estate Specific Area Plan contains an error that ought to be corrected. The Use Table at F15.6.2 lists *Manufacturing and Processing* (unqualified) as both a "permitted" and a "discretionary" Use Class. Clearly, it cannot be both. To resolve the issue guidance can be provided from the SPP Light industrial Zone's Use Table at 18.2 which identifies *Manufacturing and Processing* as a "permitted" Use Class. Accordingly, this is reflected in the revised Cambridge Industrial Estate SAP at **Appendix C**.

**Direction 1.9 (Table 1 dated 16 November 2020)**

*Provide a revised Clarence Heights Specific Area Plan, with tracked changes, prepared in consultation with the representor:*

- a) *generally reflecting the modifications recommended in the section 35F report, other than:*
  - i. *CLA-S1.8.4 should be retained, but may be restructured, and may remove reference to an agreement made under Section 71 of the Act;*

A revised Clarence Heights SAP (marked up with Tracked Changes) is included at **Appendix D**. The revised SAP has deleted the requirement for an agreement.

- ii. *CLA-S1.8.5 should be retained, but may remove reference to an agreement made under Section 71 of the Act;*

The revised Clarence Heights SAP has deleted the requirement for an agreement.

- iii. *CLA-S1.8.6 should be retained, but may be revised whilst retaining the effect of the existing planning policy;*

The staging expression has been modified in the revised Clarence Heights SAP to increase emphasis on landscaping and transfer of open space while addressing weed management and the protection of natural values through conditions of approval.

- b) *deletion of the words "and protection of biodiversity values" in clause CLA-S1.6.1 A1; and*

This has been addressed in the revised Clarence Heights SAP.

- c) *including a revised Figure CLA-S1.3 – Master Plan Clarence Heights Specific Area Plan – Sheet 1, showing the exact location proposed for the building envelope on Lot E.*

This has been addressed in the revised Clarence Heights SAP. Detailed information on the location of the new proposed building envelope is included in **Appendix E**.

*All changes should give effect to the existing planning policy in the Specific Area Plan.*

It is considered that the revised Clarence Heights SAP is consistent with the planning policy expressed in the exhibited SAP.

Although not requested by the Commission, in addition to the details of the relocated building envelope on lot E, **Appendix E** also shows the portion of the site proposed to be rezoned from Open Space to Local Business.

**Direction 1.2 (Table 1 dated 20 November 2020)**

*Provide details of the spatial application of the following sites recommended to be added to the potentially contaminated land overlay:*

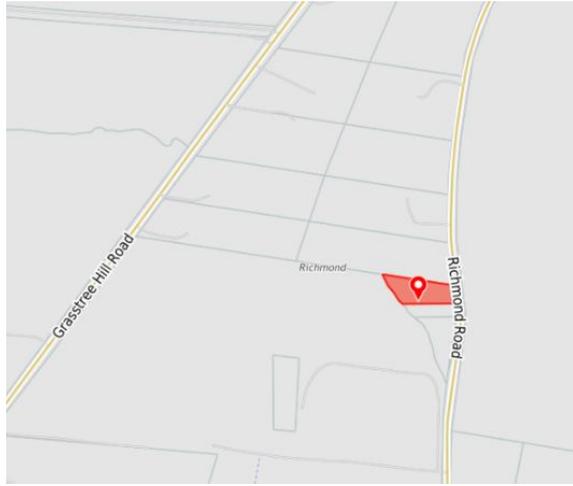
- a) 115 Droughty Point Road, Rokeby (folio of the Register 150853/2);
- b) 1226 Richmond Road, Richmond (folio of the Register 66106/1); and
- c) 52 Richardsons Road, Sandford (folio of the Register 158742/9).

Each of the above sites were reviewed by Council’s Environmental Health Officers and the areas of potential contamination are limited to the portion of the respective sites shown in below. Should it be required, GIS files reflecting the respective areas can be provided upon request.

<b>115 Droughty Point Road, Rokeby (folio of the Register 150853/2)</b>	
<b>Location Plan</b>	<b>Aerial image</b>
	
<b>Potentially contaminated area</b>	<b>Comment</b>
	<p>Based on the information available, the area shown in solid red either is known to contain, or likely to contain asbestos and should be identified on the Potentially Contaminated Land Code mapping.</p> <p>The remainder of the site is unlikely to be contaminated and, on that basis, does not need to be identified on the Potentially Contaminated Land Code mapping.</p>

**1226 Richmond Road, Richmond (folio of the Register 66106/1)**

**Location Plan**



**Aerial image**



**Potentially contaminated area**



**Comment**

Underground fuel storage tanks are known to have been located on the property at 1226 Richmond Road, Richmond between the existing building line and front boundary. The area behind the building line is unlikely to be contaminated and, on that basis, does not need to be reflected on the Potentially Contaminated Land Code mapping.

The area that is potential contaminated is identified in solid red. This area should be identified on the Potentially Contaminated Land Code mapping.

**52 Richardsons Road, Sandford (folio of the Register 158742/9)**

**Location Plan**

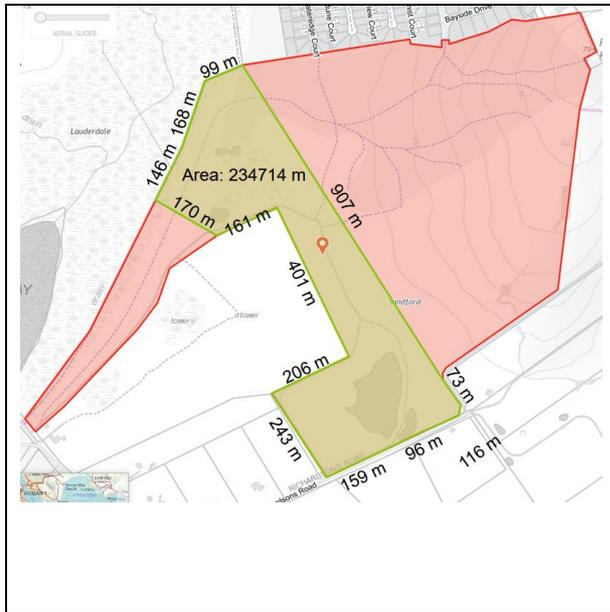


**Aerial image**



**Potentially contaminated area**

**Comment**



The land at 52 Richardsons Road is known to have been subject to a range of contaminating activities including landfill, asbestos, quarrying operations and fuel storage.

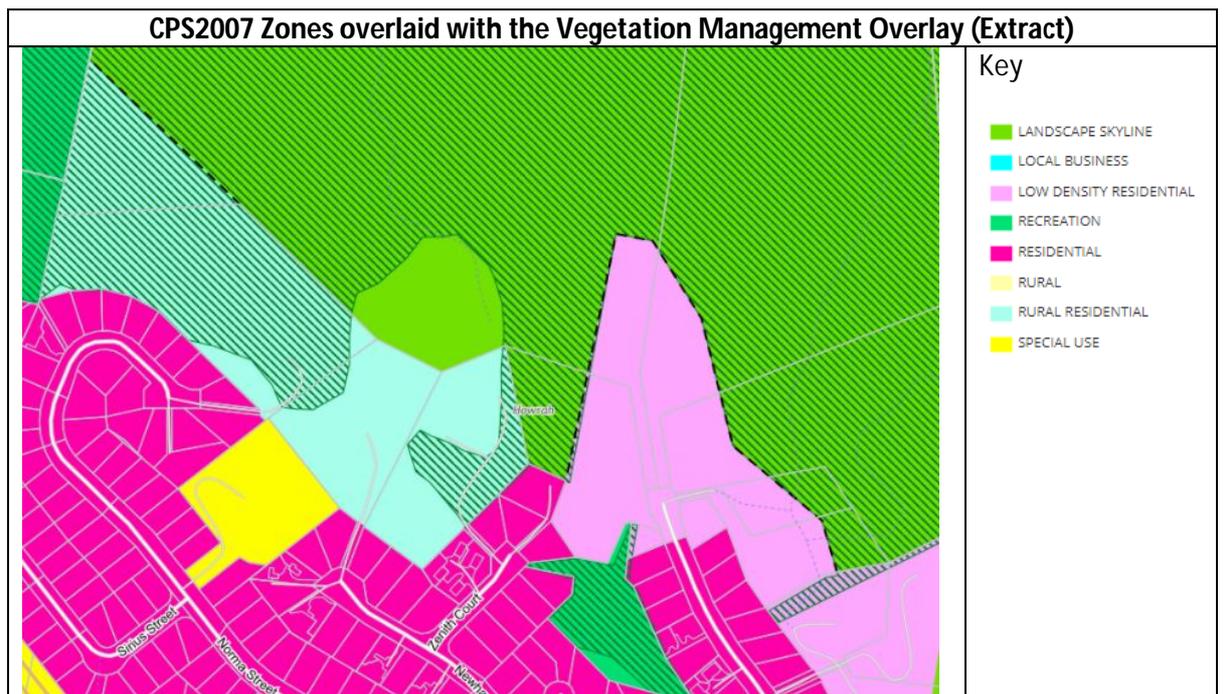
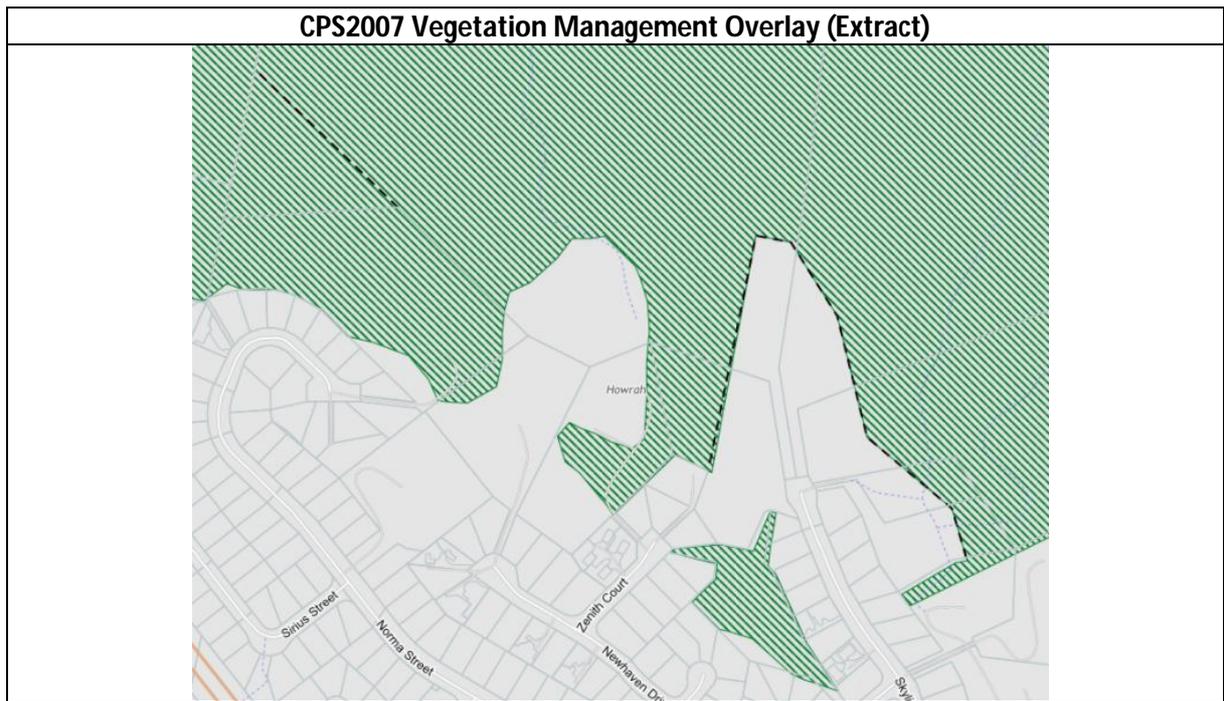
Based on the information available, it is considered that the area subject to these activities shown in green should be identified on the Potentially Contaminated Land Code mapping.

The remainder of the site is unlikely to be contaminated and, on that basis, does not need to be identified on the Potentially Contaminated Land Code mapping.

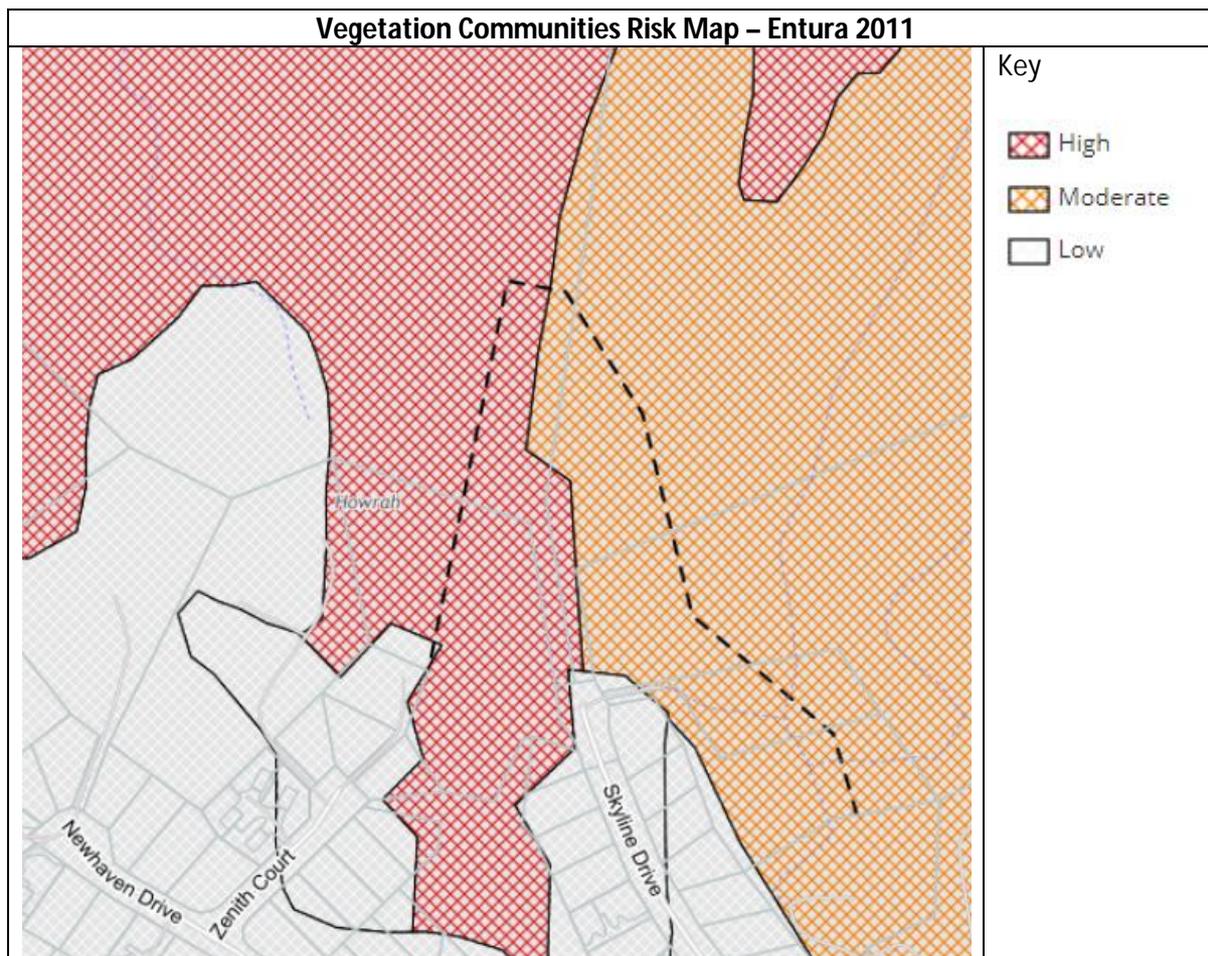
**Direction 1.3 (Table 1 dated 20 November 2020)**

*Provide the most recently applying biodiversity (or priority vegetation) overlay to the lots exhibited as being within the Low Density Residential Zone at Skyline Drive; Newhaven Drive; Zenith Court; and Norma Street, Howrah.*

The most recent biodiversity (or priority vegetation) overlay applying to the lots Newhaven Drive, Zenith Court, and Norma Street, Howrah lots was the Clarence Planning Scheme 2007's (CPS2007) Vegetation Management Overlay (VMO). An extract of which is shown in the image below. Note, these lots were zoned Rural Residential (light blue) under that scheme and the land at 100 Skyline Drive was zoned Low-Density Residential (pink) and Landscape Skyline Conservation (green). Under the CPS2007, the VMO was not applied to the Low-Density Residential portion of the land at 100 Skyline Drive.



Notwithstanding, the CPS2007 VMO was based on a non-statutory Vegetation Communities Risk Map produced by Entura. An extract of that map over the subject portion of 100 Skyline Drive is shown below.



Should it be required, GIS files reflecting above information can be provided upon request.

***Direction 1.4 (Table 1 dated 20 November 2020)***

*Provide justification<sup>1</sup> under section 32(4)(a) or (b) of the Land Use Planning and Approvals Act 1993 (the Act), in consultation with the representor, to support the proposed a site-specific qualification (SSQ) to enable the subdivision of the following lots alienated by the Richmond Bypass:*

- a) 20 Middle Tea Tree Road, Richmond (folio of the Register 168392/2);*
- b) 66 Middle Tea Tree Road, Richmond (folio of the Register 168391/1); and*
- c) Lot 1 Colebrook Road, Richmond (folio of the Register 168119/1).*

**Reasons why the provisions of the SAP meet the S.32 (4) tests**

Each of the subject parcels of land have been bisected by the construction of Colebrook Road and the respective parcels are now heavily constrained. The SPP's provide no mechanism for the creation of

severance titles and the area of land to the east of the Colebrook Road is unable to be subdivided as they would result in subminimum lots.

It is submitted that the proposed Site-Specific Qualification meets the s.32(4) tests on the basis that the controls provide a mechanism to make better utilisation of fragmented land consistent with 32(4)(b) of the Act.

#### **Section 32(4) tests relied on to support the SAP**

The land is spatially constrained, and the proposed Site-Specific Qualification would provide significant social and economic benefits consistent with s.32(4)(b) of the Act.

#### **Reasons why the provisions of the SAP meet the S.32 (4) tests**

The site is located at the entry to the Richmond historic centre and outside of the Southern Tasmanian Regional Land Use Strategy's (STRLUS) Urban Growth Boundary. For this reason, it is inappropriate to consider alternative zones without a review of both the Richmond Cultural Resource Management Plan (RCRMP) and the STRLUS.

The proposed Site-Specific Qualification would not compromise the RCRMP or the STRLUS on the basis that it would provide for a maximum of 3 additional dwellings on relatively large lots at the entrance to Richmond. This would still provide for the rural/village interface envisaged under the RCRMP.

Further, it is submitted that the proposed SSQ meets the S.32(4) tests because controls allow for the discretionary consideration of a subdivision that would provide for better utilisation of the eastern portion of each of the respective lots than would otherwise be possible under the SPP Rural Zone provisions. This is likely to facilitate 3 additional dwellings that would result in social and economic benefit to Clarence. Specifically, the subdivision of the land is likely to result in improved site maintenance and presentation of the land which in turn would improve the gateway presentation to Richmond. This will result in social (cultural) benefits. To a lesser extent, the future subdivision would provide economic benefit through the development of the future lots.

#### ***Direction 1.4 (Table 1 dated 20 November 2020)***

*By 8 November 2020, provide a comment on the requested submissions from the Department of State Growth, and the Tasmanian Conservation Trust:*

- *Direction 2.2*
- *Direction 2.3*
- *Direction 3.1*

Presumably reference to "8 November 2020" was intended to refer to "8 December 2020"? Should this be the case Council will respond at this time.

## List of Appendices

- Appendix A:** Zone Comparison - Application at Rosny Hill
- Appendix B:** Revised Single Hill SAP (Marked up with Tracked Changes)
- Appendix C:** Revised Cambridge Industrial Estate SAP (Marked up with Tracked Changes)
- Appendix D:** Clarence Height SAP (Marked up with Tracked Changes)
- Appendix E:** Clarence Heights - rezoning to Local Business and SAP amendments to Masterplan
- Appendix F:** Submission from Mr Evan Boardman obo Council addressing Directions 1.1 & 1.3
- Appendix G:** Site Photos 1A Cedar Street & Council's POS at 29 Katrina Court, Lindisfarne

# Appendix A: Zone Comparison - Application at Rosny Hill

Based on the opposition to the Rosny Hill Development, the current appeal before the RMAPT and the representations received in response to the exhibited LPS it is clear that there is a different expectation for the nature/scale of development that ought to be appropriate for Rosny Hill.

While a Rosny Hill Nature Reaction Area Management Strategy was prepared in 2011 (Inspiring Place), no specific land use and development strategy has been developed, exhibited or approved for Rosny Hill. On this basis it is considered that Council's actions provide the best indication of its strategic direction and expectations. This is directly relevant to the application of zone/s on Rosny Hill as zones are intended to be the primary application of strategy.

Indicators of strategic direction	
Action	Comment
<p>September 2009 – Clarence City Council was made the managing authority for Rosny Hill Nature Recreation Area;</p> <p>August 2011 – Council finalised Rosny Hill Nature Recreation Area Management Plan;</p> <p>November 2013 – Council entered a 99-year lease with the Crown;</p> <p>June 2014 – call for Expression of Interest for development proposals closed;</p> <p>April 2015 – Council appointed Hunter Developments as the preferred developer for the Rosny Hill Nature Recreation Area Management Plan;</p> <p>July 2019 – Hunter Developments undertook a community information session at the Rosny Library (LINC) and shortly thereafter submitted development application for Public Facilities, Visitor Accommodation and Food Services. (PDPLANPMTMTD-2019/002428).</p> <p>January 2020 – Council approved Permit PDPLANPMTMTD-2019/002428.</p>	<p>Council's decision of 2 January to approve the Permit PDPLANPMTMTD-2019/002428 is currently the subject of an ongoing appeal.</p> <p>Irrespective of the outcome of that appeal, Rosny Hill: has established natural values and recognised through the application of the Scheme's Natural Asset Code. is developed with a range of low impact trails consistent with passive recreation. is serviced a public road and car park. is used as a lookout frequented by locals, visitors to Clarence and tourists alike. is within the STRLUS UGB and surrounded by residential development. is not used for organised recreation. is owned by the Crown and leased to Council as the Managing Authority.</p> <p>Council's actions indicate a clear direction to facilitate the development of the hilltop by the private sector in a way that recognises its location, attributes and constraints.</p> <p>These considerations inform the contextual assessment/observations below.</p>

Provision	23.0 Environmental Management Zone	28.0 Recreation Zone	29.0 Open Space Zone	Comment
<b>Purpose</b>	<p>23.1.2 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</p> <p>23.1.2 To allow for compatible use or development where it is consistent with: (a) the protection, conservation and management of the values of the land; and (b) applicable reserved land management objectives and objectives of reserve management plans.</p> <p><b>Comment:</b> The above purpose statements are generally applicable to the site. However, it is not evident that Council strategic direction is that the future use and development of the Hilltop should be constrained to this extent.</p>	<p>28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</p> <p>28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.</p> <p>28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.</p> <p><b>Comment:</b> It is not intended to develop the site with major sporting facilities and the focus is unlikely to provide for organised recreational use.</p>	<p>29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.</p> <p>29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.</p> <p><b>Comment:</b> The above purpose statements reflect the existing site conditions. They do not, however, provide guidance on the form/scale/intensity that may be suitable for future use and development.</p>	<p>Within each of the zones, the purpose statements provide the foundation for the respective use and development standards. The Acceptable Solutions are all self-contained in that the assessment considerations are limited to the quantitative requirements of the standard.</p> <p>However, the corresponding performance criteria may be informed by the standard's objective and any applicable zone purpose statements. Accordingly, it is important that the respective zone purposes align as closely as possible to any site values, constraints and strategic direction.</p> <p><b>Key Tests:</b></p>

		<p>However, it is intended to provide for use and development that complements and does not adversely impact recreational use (passive recreation).</p> <p>Unlike the OSZ, the above purpose statements clearly envisage a range development scale and the uses must compliment the recreational use of the land rather than "support" it.</p>	<p>The absence of any guidance in this regard indicates lower order/scale use and development.</p>	<p>Are the ecological values significant enough to warrant the application of the EMZ? And if so, is the primary purpose of the land for the preservation and protection of those values?</p> <p>Does Council's strategic direction align with the function of the Recreation Zone?</p> <p>Can the intensity of use and Scale of development envisaged by Council be accommodated in the Open Zone?</p> <p>Based on the above and the comments against each respective zones, it is considered that none of the zone purposes are an ideal fit having regard to both site conditions and Council's strategic direction.</p>
<b>Use Table</b>	<p>The Use Table provides a reasonably broad range of uses as both Permitted (qualified) and unqualified Discretionary use classes.</p> <p>Most relevant to this comparison is the use class permissibility of: Community Meeting and Entertainment, Food Services &amp; Visitor Accommodation.</p> <p>Each of which are "Permitted" (subject to a qualification relating to the approval by the Managing Authority/Crown Lands). Unqualified these use classes are "Discretionary".</p> <p><b>Comment:</b> The Environmental Management Zone Use Table provide for the Use Classes envisaged by Council. Accordingly, should the EMZ be applied to Rosny Hill a further SSQ would not be required.</p>	<p>The Use Table provides a relatively broad range of Discretionary use classes and in many ways comparable to the Open Space Zone Use Table.</p> <p>Most relevant to this comparison is the use class permissibility of: Community Meeting and Entertainment, Food Services &amp; Visitor Accommodation.</p> <p>Each of which are "Discretionary" however Visitor Accommodation is subject to a qualification "If for camping and caravan park or overnight camping areas".</p> <p>All other forms of Visitor Accommodation are prohibited in the Recreation zone.</p> <p><b>Comment:</b> The Recreation Zone Use Table does not provide for the type of Visitor Accommodation envisaged by Council. Hence, should the Recreation Zone be applied to Rosny Hill it would require an additional SSQ to provide for the use.</p>	<p>The Use Table provides a similar range of Discretionary use to the Recreation Zone Use Table. The notable exclusions are qualified Domestic Animal Breeding, Boarding or Training (training), Educational and Occasional Care, qualified General Retail and Hire (sports clothing equipment and souvenirs and markets) and a Motor Racing Facility</p> <p>Most relevant to this comparison is the use class permissibility of: Community Meeting and Entertainment, Food Services &amp; Visitor Accommodation.</p> <p>Each of which are "Discretionary" however Visitor Accommodation is subject to a qualification "If for camping and caravan park or overnight camping areas".</p> <p>All other forms of Visitor Accommodation are prohibited in the OS zone.</p> <p><b>Comment:</b> The Open Space Zone Use Table does not provide for the type of Visitor Accommodation envisaged by Council. Hence, should the OSZ to be applied to Rosny Hill it would require an additional SSQ to provide for the use.</p>	<p>Based on the respective SPP Use Tables, the Environmental Management Zone most adequately reflects the uses envisaged by Council.</p>
<b>Use Standards</b>	<p>No applicable to Permitted uses.</p> <p><b>Objective:</b> That uses listed as Discretionary recognise and reflect the relevant values of the reserved land.</p>	<p>Not applicable to NPR uses and Permitted uses.</p> <p><b>Objective:</b> That uses do not cause an unreasonable loss of amenity to residential zones. Standards relate to:</p>	<p>Not applicable to NPR uses (there are no Permitted uses).</p> <p><b>Objective:</b> That uses listed as Discretionary do not cause an unreasonable loss of amenity to adjacent sensitive uses.</p>	<p>The Use Standards in the EMZ focus on the impact the use has on the established values <u>on the site</u>.</p> <p>In this instance, the use standards in the Environmental Management Zone would add</p>

	<p>Discretionary Uses: (No Acceptable Solution) P1 states: A use listed as Discretionary must be consistent with the values of the land, having regard to:</p> <p>(a) <b>the significance of the ecological, scientific, cultural or scenic values;</b> (b) the protection, conservation, and management of the values; (c) the specific requirements of the use to operate; (d) the <b>location, intensity and scale</b> of the use; (e) the characteristics and type of the use; (f) <b>traffic and parking generation;</b> (g) any emissions and waste produced by the use; (h) the <b>measures to minimise or mitigate impacts;</b> (i) the storage and handling of goods, materials and waste; and (j) the proximity of any sensitive uses.</p> <p><b>Comment:</b> <i>Need to establish what the relevant values of the reserved land are. The considerations are subjective, or at least, thresholds will be very difficult to establish/defend.</i></p>	<p>Hours of operation (and do not apply to Visitor Accommodation) Lighting of sports and recreation facilities Commercial vehicle movements</p>	<p>Standards relate to: Hours of operation (and do not apply to Visitor Accommodation) Lighting of sports and recreation facilities</p>	<p>value to the assessment of a proposal of the type and nature envisaged by Council.</p> <p>The Use Standards in the Recreation and Open Space zones focus on the impact the use has <u>on the adjoining land</u>. With the possible exception of Commercial vehicle movements, the use standards in the Recreation and Open Space zones are unlikely add any meaningful the assessment of a proposal of the type and nature envisaged by Council.</p>
<p><b>Development Standards</b></p>	<p><b>Area</b></p> <p><b>Objective:</b> That the development area is: (a) compatible with the values of the site and surrounding area; and (b) <b>minimises disturbance of the site.</b></p> <p><b>Permitted:</b> &lt;500m<sup>2</sup> or has approval by the Managing Authority/Crown Lands.</p> <p><b>Discretionary:</b> The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to: (a) the design, <b>siting, scale</b> and type of development; (b) the operation of the use; (c) the <b>impact of the development on the values</b> of the site and surrounding area; (d) the <b>need for the development to be located on the site;</b> (e) how any significant values are managed; and (f) any protection, conservation, remediation or mitigation works.</p> <p><b>Comment:</b> <i>Again, there is a need to establish what the relevant values of the reserved land are. However, (d) is potentially very limiting on the basis that most uses and development could be located</i></p>	<p><b>Building height, setback and siting</b></p> <p><b>Objective:</b> That building bulk, height, form and siting: (a) does not cause unreasonable loss of amenity to adjacent properties; and (b) minimises opportunities for crime and anti-social behaviour through setback of buildings.</p> <p><b>Permitted:</b> Buildings &lt;10m High, setback &gt;5m to a frontage or 3m from side and rear. Other standards relate to ancillary services infrastructure (air cons etc) and screen of storage Areas and display of goods</p> <p><b>Discretionary:</b> The development must have regard to loss of amenity, impact on streetscape and opportunities for antisocial behaviour.</p> <p><b>Comment:</b> <i>Standards do not provide meaningful guidance given the size of the site, distance from adjoining properties and its contribution/impact on streetscape.</i></p>	<p><b>Building height, setback and siting</b></p> <p><b>Objective:</b> That building bulk, height, form and siting: (a) is compatible with the streetscape; (b) does not cause unreasonable loss of amenity to adjacent properties; (c) respects the natural and landscape values of the site; and (d) minimises opportunities for crime and anti-social behaviour through setback of buildings.</p> <p><b>Permitted:</b> Buildings &lt;10m High, setback &gt;5m to a frontage or 3m from side and rear. Other standards relate to ancillary services infrastructure (air cons etc) and screen of storage Areas and display of goods</p> <p><b>Discretionary:</b> The development must have regard to loss of amenity, impact on streetscape and opportunities for antisocial behaviour.</p> <p><b>Comment:</b> <i>Standards do not provide meaningful guidance given the size of the site, distance from adjoining properties and its contribution/impact on streetscape.</i></p>	<p>The Development Standards in the Recreation and Open Space zones are very similar (Permitted Standards are the same with minor changes in the respective Performance Criteria).</p> <p>Even so, the standards do not provide meaningful guidance given the size of the site, distance from adjoining properties and its contribution/impact on streetscape.</p> <p>The Environmental Management Zone provides more control, tighter Acceptable Solutions and more meaningful performance considerations. However, development relying on the Performance Criteria will have difficulties demonstrating the need for it to be located on the site and the considerations relating to its visual impact from public places outside the site will leave it vulnerable to challenge at appeal.</p>

<p><i>elsewhere and very few would “need” to be located on Rosny Hill.</i></p> <p><b>Building height, setback and siting</b></p> <p><b>Objective:</b> That the design and siting of buildings responds appropriately to the values of the site and surrounding area.</p> <p><b>Permitted:</b> Buildings &lt;6m High, setback &gt;10m or has approval by the Managing Authority/Crown Lands. (separation from Rural/Ag zones not relevant in this instance)</p> <p><b>Discretionary:</b> The development must be compatible with the values of the site and surrounding area, having regard to a range of matters including “the appearance when viewed from roads and public places” and “the character of the surrounding area”.</p> <p><b>Comment:</b> <i>Again, there is a need to establish what the relevant values of the reserved land are. However, the impact of a development as viewed from “roads and public places” raises two significant issues: How far away can the site be viewed from and still be a relevant consideration i.e. the foreshore, mid river, the Tasman Bridge Queens Domain or the top of Mt Wellington? What impact is reasonable/appropriate within the context of the site and its viewpoints?</i></p> <p><b>Exterior finishes</b></p> <p><b>Permitted:</b> solution requires darker tones or has approval by the Managing Authority/Crown Lands.</p> <p><b>Discretionary:</b> Similar considerations to the other performance criteria.</p> <p><b>Comment:</b> <i>Not a significant standard in the context of zone comparison in that it could be readily achieved.</i></p> <p><b>Vegetation Management</b></p> <p><b>Objective:</b> That the site contributes to the values of the surrounding area by restricting vegetation removal.</p> <p><b>Permitted:</b></p>			
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	<p>Development located on land where the native vegetation cover has been lawfully removed, or alternatively has approval by the Managing Authority/Crown Lands.</p> <p><b>Discretionary:</b> Criteria to minimise removal of native vegetation having regard to mitigation measures and nature of development.</p> <p><b>Comment:</b> <i>This is an unusual standard unique to the Environmental Management Zone. In other zones vegetation assessment is limited to the area subject to the C7.0 Natural Asset Code (NAC). A development that met the NAC requirements would presumably also meet the requirements of the Environmental Management Zone and on that basis the zone provision would not contribute greatly to the assessment of a development on Rosny Hill.</i></p>			
<b>Subdivision</b>	N/A	N/A	N/A	Not relevant in the contest of zone comparison/application on Rosny Hill
<b>Observations</b>	<p>Approval from the CCC General Manager would provide authority under National Parks and Reserved Land Regulations 2009 granted by the Managing Authority or the Nature Conservation Act 2002.</p> <p>This authority would provide for a permitted pathway for use and development assessment.</p>	<p>While Visitor Accommodation could potentially be provided through the application of an SSQ, the applicable development standards are unlikely to provide any meaningful guidance to the appropriateness of the future development the site.</p>	<p>The purpose of the Open Space Zone generally reflects site conditions, but the Use Table does not provide for the range of use envisaged by Council, and specifically, unqualified Visitor Accommodation.</p> <p>While Visitor Accommodation could potentially be provided through the application of an SSQ, the applicable development standards are unlikely to provide any meaningful guidance to the appropriateness of the future development the site.</p>	<p>Given Rosny Hill's natural assets, visual prominence, location, urban surrounds, access road, community use and Council's commitment to the development of the Hilltop, none of the 3 zones are ideally suited.</p> <p>None of the zone purpose statements reflect the current on ground conditions and desired future direction.</p> <p>Importantly, none of the zones prescribe use and development standards that will provide meaningful guidance to the appropriateness of future use and development. For this reason, the applicable codes will greatly inform future assessment and the Scheme's Natural Asset Code will be the most significant.</p> <p>It is noted that the absence of the C8.0 Scenic Protection Code will remove a layer of assessment that potentially should be applicable to the site. In time a Scenic Protection Code will be developed and subject to the usual scheme amendment consultation and processes.</p>

# Appendix B – Single Hill SAP

## **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-S3.1.5 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-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
  - (a) Rural Living Zone;
  - (b) Landscape Conservation Zone;
  - (c) Utilities Zone; and
  - (d) Open Space Zone,as specified in the relevant provision.

### **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.~~

This clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

<u>Use Class</u>	<u>Qualification</u>
<u>No Permit Required</u>	

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<u>Natural and Cultural</u>	
<u>Values Management</u>	
<u>Passive Recreation</u>	
<u>Residential</u>	<u>If for a single dwelling</u>
<u>Resource Development</u>	<u>If for grazing</u>
<u>Utilities</u>	<u>If for minor utilities.</u>
<b><u>Permitted</u></b>	
<u>Residential</u>	<u>If for a home-based business.</u>
<b><u>Discretionary</u></b>	
<u>Business and Professional Services</u>	<u>If for veterinary centre.</u>
<u>Community Meeting and Entertainment</u>	<u>If for funeral parlour.</u>
<u>Educational and Occasional Care</u>	<u>If for a place of worship, art and craft centre or public hall.</u>
<u>Domestic Animal Breeding, Boarding or Training</u>	
<u>Education and Occasional Care</u>	<u>If for:</u> <u>(a) a childcare centre or primary school; or</u> <u>(b) an existing respite centre.</u>
<u>Emergency Services</u>	
<u>Food Services</u>	<u>If for a gross floor area of no more than 200m<sup>2</sup>.</u>
<u>General Retail and Hire</u>	<u>If for:</u> <u>(a) primary produce sales;</u> <u>(b) sales related to Resource Development; or</u> <u>(c) a local shop</u>
<u>Manufacturing and Processing</u>	<u>If for alterations or extensions to existing Manufacturing and Processing.</u>
<u>Resource Processing</u>	<u>If not for an abattoir, animal saleyards or sawmilling</u>
<u>Residential</u>	<u>If for a retirement village and located at 11 Coastal Drive, Seven Mile Beach (folio for the register 171221/23) identified as lot 23 on figure CLA-S3.1 – Lot Layout Plan.</u>

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<u>Sports and Recreation</u>	<u>If for an outdoor recreation facility.</u>
<u>Utilities</u>	<u>If not listed as No Permit Required.</u>
<u>Vehicle Fuel Sales and Service</u>	
<b><u>Prohibited</u></b>	
<u>All other uses</u>	

### **CLA-S3.6 Use Standards**

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

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

### CLA-S3.7.1 Vegetation protection and visual impact

This clause is in addition to Rural Living Zone - clause 11.4.1 Site coverage, Landscape Conservation Zone – clause 22.4.1 Site coverage, Utilities Zone – clause 26.4 Development Standards for Buildings and Works, and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

<b>Objective:</b>	To minimise vegetation loss and visual impact associated with development.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	<ul style="list-style-type: none"> <li>(a) Development does not include roofed buildings; or</li> <li>(b) roofed buildings are located within a building envelope shown in Figure CLA-S3.2 - Building Envelopes.</li> </ul>	<p><b>P1</b></p> <p>All roofed buildings and their associated access:</p> <ul style="list-style-type: none"> <li>(a) is confined to the lower slopes below the skyline;</li> <li>(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</li> <li>(c) any associated bushfire management does not require the clearing of standing vegetation.</li> </ul>
<b>A2</b>	<p>Removal of existing native vegetation is:</p> <ul style="list-style-type: none"> <li>(a) within an area defined by a building envelope shown in Figure CLA-S3.2 - Lot Layout Plan; or</li> <li>(b) within the area defined by a building envelope on a Certificate of Title; or</li> <li>(c) required for the construction or maintenance of a driveway access from a public road to a building envelope or building area referred to in CLA-S3.7.1 A1(a) or (b).</li> </ul>	<p><b>P2</b></p> <p>Removal of existing native vegetation may be approved in accordance with a landscaping plan prepared by a landscape architect or similarly qualified person:</p> <ul style="list-style-type: none"> <li>(a) for the purposes of bushfire protection in accordance bushfire hazard management plan certified by the TFS or an accredited person;</li> <li>(b) to reduce fuel immediately adjacent to boundary fences or within designated recreational trails;</li> <li>(c) to allow for the installation of underground pipelines and cables servicing a dwelling; or</li> </ul>

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	<p>(d) to remove environmental weeds, provided that the landscaping 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><del>Driveways, excluding a garage access and turning area immediately adjacent to a garage, are to be not more than 3.5m wide.</del></p>	<p><b>P3</b></p> <p><del>Short sections of driveway more than 3.5m wide may be approved if it is demonstrated they are required for traffic safety.</del></p>

### CLA-S3.7.2 Built form

This clause is in substitution for Rural Living Zone - clause 11.4.2 Building height, setback and siting A1 and P1, Landscape Conservation Zone – clause 22.4.2 Building height, siting and exterior finishes A1 and P1, A5 and P5, Utilities Zone – clause 26.4.1 Building height, Utilities Zone – clause 26.4.3 Fencing, and Open Space Zone – clause 29.4.1 Building height, setback and siting A1 and P1.

<b>Objective:</b>	That design responses are contemporary, contextually appropriate and minimise visual impact from publicly accessible areas.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Building height must not be more than 6m.</p>	<p><b>P1</b></p> <p>Building height of up to 9m may be considered if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>(a) any part of a building in excess of 6m in height represents less than 20% of that building’s site cover;</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>

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<p><b>A2</b></p> <p>The maximum height of retaining walls and the minimum horizontal separation between retaining walls at different levels is 1m.</p>	<p><b>P2</b></p> <p>Retaining walls with a maximum height of 2m may be approved if 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 siting, wall design, external materials and colours and landscaping will effectively minimise visual impact.</li> </ul>
<p><b>A3</b></p> <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;</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><b>P3</b></p> <p>Alternative colour schemes may be approved if 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 must be 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 must be constructed from or clad in natural stone, timber or textured masonry.</p>	<p><b>P5</b></p> <p>Other materials may be approved if 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</li> </ul>

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	<p>comply with the acceptable solution; and</p> <p>(b) the combination of building design, external materials and colours and landscaping will effectively minimise visual impact.</p>
<p><b>A6</b></p> <p>Fences must not be higher than 1.5m and:</p> <p>(a) consist of conventional 'post and rail' or 'post and wire' construction; or</p> <p>(b) at least 75% transparent for any 20m length.</p>	<p><b>P6</b></p> <p>Other dimensions, materials or construction methods may be approved if it is demonstrated that:</p> <p>(a) the fence is not less than 50% transparent;</p> <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) must be sealed with:</p> <p style="margin-left: 20px;">(i) permeable paving;</p> <p style="margin-left: 20px;">(ii) hotmix asphalt;</p> <p style="margin-left: 20px;">(iii) patterned, stencilled or exposed aggregate concrete, but not plain concrete; or</p> <p style="margin-left: 20px;">(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 if 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>

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## CLA-S3.7.3 Bird Strike

This clause is in addition to Rural Living Zone - clause 11.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works, and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

<b>Objective:</b>	That development minimises the risk of bird strike.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b>  Fences higher than 1.2m must not be constructed of wire mesh.	<b>P1</b>  No Performance Criterion.	
<b>A2</b>  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  (a) incorporate low reflective glass on all external glazing; and  (b) angle all external glazing to reflect the ground or built fabric rather than the sky or habitat.	<b>P2</b>  Buildings are designed to minimise bird strike, having regard to:  (a) the topography of the site and surrounding area;  (b) existing and proposed vegetation or screening;  (c) siting of building;  (d) window design;  (e) advice and any associated recommendations from a suitably qualified person which must be submitted with the application; and  (f) any advice from any relevant State or Commonwealth department.	

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## CLA-S3.7.4 Water conservation

This clause is in addition to Rural Living Zone - clause 11.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works, and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

<b>Objective:</b>	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 storage tank:</p> <ul style="list-style-type: none"> <li>(a) with a minimum capacity of 10,000L is connected to all roofed developments; and</li> <li>(b) can maintain a free volume of not less than 2,500L to reduce the discharge of peak flows from a rainfall event; and</li> <li>(c) can supply water for domestic purposes, other than for drinking water, such as in laundries, toilets or garden watering; and</li> <li>(d) direct overflows to a suitably located soakage trench or detention area to minimise erosion.</li> </ul>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>A rainwater storage tank is located:</p> <ul style="list-style-type: none"> <li>(a) within the area defined by a Building Envelope on the Lot Layout Plan Figure CLA-S3.2; or</li> <li>(b) within the area defined by a building area on the Certificate of Title.</li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</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</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>

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located soakage trenches or detention area to minimise erosion.	
<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, if a risk is identified, all construction is carried out in accordance with expert engineering advice.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>

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

#### CLA-S3.8.1 Outline development plan

This clause is in addition-substitution to Rural Living - clause 11.4-5 Development Standards for Building and Works

<b>Objective:</b>	To provide certainty of future subdivision.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>A lot, or a lot proposed on a plan of subdivision, is consistent with Figure CLA-S3.1.</p>	<p><b>P1</b></p> <p>(a) Proposed lot configuration generally accords with Figure CLA-S3.1 <u>(including amalgamation of lots)</u> in terms of road alignment and lot layout; and</p> <p>(b) exclusive of road and public open space lots <u>and utilities</u>, subdivision does not result in lots in addition to the lots shown in Figure CLA-S3.1.</p>	
<p><b>A2</b></p> <p>Subdivision is not staged.</p>	<p><b>P2</b></p> <p>A staged subdivision plan provides for:</p> <p>(a) efficient installation and delivery of services; and</p> <p>(b) transfer of public open space lots to public ownership in an early stage.</p>	
<b>A3</b>	<b>P3</b>	

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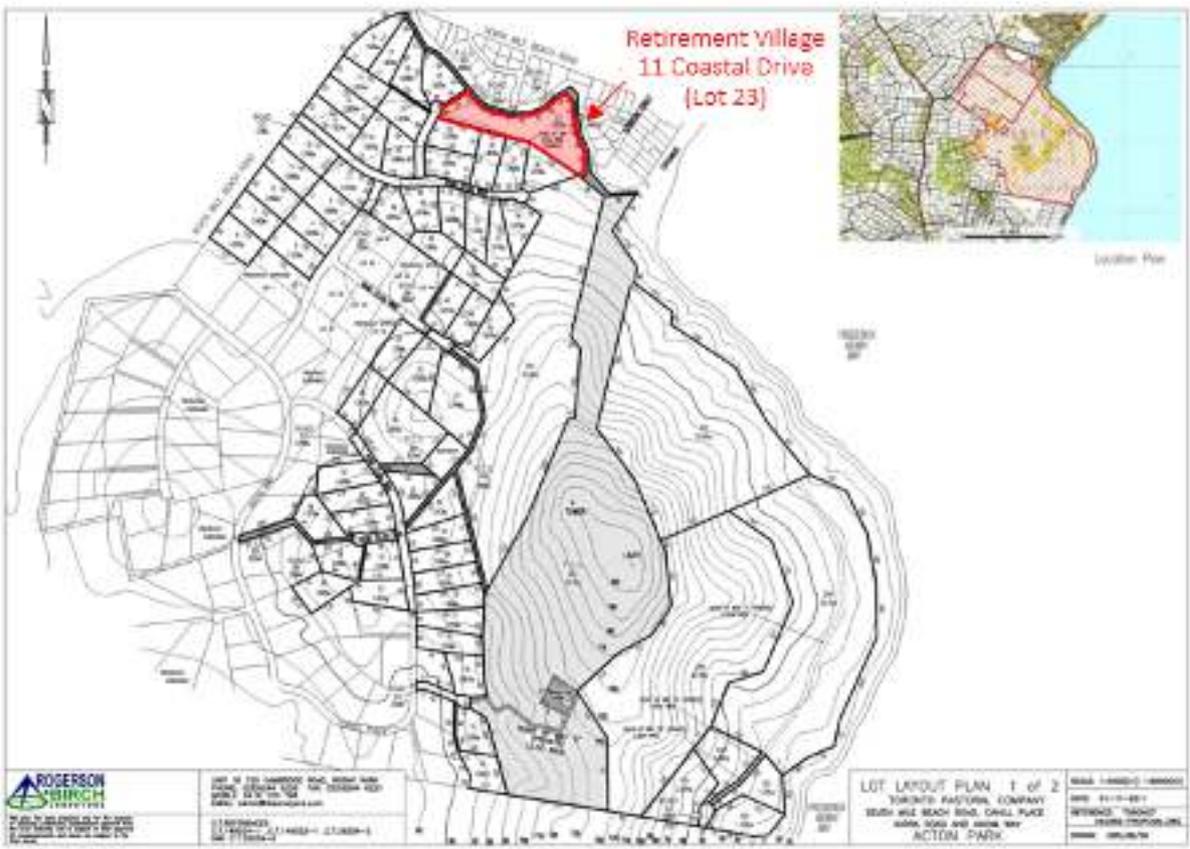
<p>A lot, or a lot on a plan of subdivision, must include a building area consistent with the location of the Building Envelopes shown in Figure CLA-S3.2.</p>	<p><del>Exclusive of road, public open space lots and Utilities, Building Envelopes generally in accordance with the Figure CLA-S3.2 No-Performance Criterion.</del></p>
<p><b><u>A4</u></b></p> <p><del>Each lot, or a lot proposed in a plan of subdivision, 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.</del></p>	<p><b><u>P4</u></b></p> <p><del>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</del></p> <ul style="list-style-type: none"> <li><del>(a) the topography of the site;</del></li> <li><del>(b) the length of the access;</del></li> <li><del>(c) the distance between the lot or building area and the carriageway;</del></li> <li><del>(d) the nature of the road and the traffic;</del></li> <li><del>(e) the anticipated nature of vehicles likely to access the site; and</del></li> <li><del>(f) the ability for emergency services to access the site.<sup>[DF1]</sup></del></li> </ul>

**CLA-S3.9 Tables**

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

Figure CLA-S3.1 – Lot Layout Plan

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# Appendix B – Single Hill SAP

Figure CLA-S3.2– Building Envelopes



# Appendix C - Cambridge Industrial Estate SAP

## 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.

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-S15.2.1 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) Light Industrial Zone;
- (b) Open Space Zone; and
- (c) Utilities Zone,

as specified in the relevant provision.

### CLA-S15.3 Local Area Objectives

CLA-S15.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.1.1	Precinct A shown on an overlay map as CLA-S15.3.1.1 and in Figure CLA-S15.1 in green.	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-	Precinct B shown on an	To provide for a range of light

## Appendix C - Cambridge Industrial Estate SAP

S15.3.2.1	overlay map as CLA-S15.3.2.1 and in Figure CLA-S15.1 in brown.	industrial uses that do not have unreasonable impact on nearby residential amenity.
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### CLA-S15.3.3 Local Area Objectives – Precinct C

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.3.1	Precinct C -shown [DF1] on an overlay map as CLA-S15.3.3.1 and in Figure CLA-S15.1 in yellow.	To recognise alignment of the future Cambridge Bypass Road.

### CLA-S15.4 Definition of Terms

In this specific area plan, unless the contrary intention appears:

Terms	Definition
Precinct A	means the area shown in Figure CLA-S15.1 in green.
Precinct B	means the area shown in Figure CLA-S15.1 in brown.
Precinct C	means the area shown in Figure CLA-S15.1 in yellow.

### CLA-S15.5 Use Table

#### CLA-S15.5.1 Use Table – Precinct A

This clause is in substitution for Open Space Zone – clause 29.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
No Uses	
<b>Discretionary</b>	

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No Uses	
<b>Prohibited</b>	
All other uses	

CLA-S15.5.2 Use Table – Precinct B

This clause is in substitution for Light Industrial Zone – clause 18.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Bulky Goods Sales	If for machinery retailing.
<u>Manufacturing and Processing</u>	
Service Industry	If for car wash, commercial laundry, electrical repairs or motor repairs.
Storage	
<b>Discretionary</b>	
Bulky Goods Sales	If: <ul style="list-style-type: none"> <li>(a) for timber yard, trade supplies, or motor vehicle, boat or caravan sales unless permitted; or</li> <li>(b) not listed as Permitted.</li> </ul>
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.

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General Retail and Hire	If for if garden centre associated with the sale of plants, and or gardening equipment, horticultural products and landscaping supplies.
<del>Manufacturing and Processing</del>	
Resource Processing	
Service Industry	If not listed as Permitted.
Sports and Recreation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

### CLA-S15.6 Use Standards

#### CLA-S15.6.1 Amenity

This clause is in substitution for Light Industrial Zone - clause 18.3.1 All uses, Open Space Zone - clause 29.3.1 Discretionary uses, and Utilities Zone - clause 26.3.1 All Uses.

<b>Objective:</b>	That hours of operation, noise, external lighting, commercial vehicle movements or other emissions do not cause an unreasonable loss of amenity on nearby residential properties.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b>	<b>P1</b>	
(a) Uses must be located in Precinct A or C; or	The operation of a use within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause- an [DF2]unreasonable loss of residential amenity of any dwelling through operating hours.	
(b) In Precinct B, hours of operation of a use within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must be within:		

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<ul style="list-style-type: none"> <li>(i) 7.00am to 7.00pm Monday to Friday;</li> <li>(ii) 9.00am to 5.00pm Saturday; and</li> <li>(iii) nil Sunday and public holidays,</li> </ul> <p>excluding office and administrative activities.</p>	
<p><b>A2</b></p> <ul style="list-style-type: none"> <li>(a) Uses must be located in Precinct A or C; or</li> <li>(b) In Precinct B, noise emissions from uses within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not exceed (measured at the boundary of a lot containing a dwelling) the following: <ul style="list-style-type: none"> <li>(i) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;</li> <li>(ii) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;</li> <li>(iii) 65dB(A) (LAmax) at any time.</li> </ul> </li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Noise Measurement Procedures Manual, 2<sup>nd</sup> edition, July 2008, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p><b>P2</b></p> <p>The operation of a use within 100m of a of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity to any dwelling through noise or other emissions in their timing, duration or extent.</p>
<p><b>A3</b></p> <ul style="list-style-type: none"> <li>(a) Uses must be located in Precinct A or C; or</li> <li>(b) In Precinct B, external amplified</li> </ul>	<p><b>P3</b></p> <p>The operation of a use within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not</p>

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<p>loudspeakers or music must not be used within 50 m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane).</p>	<p>cause an unreasonable loss of amenity to land in a residential zone through noise or other emissions in their timing, duration or extent.</p>
<p><b>A4</b></p> <p>(a) Use must be located in Precinct A or C; or</p> <p>(b) In Precinct B, external lighting within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must comply with all of the following:</p> <p>(i) be turned off between 10:00pm and 6:00am, except for security lighting; and</p> <p>(ii) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p><b>P4</b></p> <p>External lighting within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity <sup>DF3</sup>to adjoining residential areas, having regard to:</p> <p>(a) level of illumination and duration of lighting; and</p> <p>(b) distance to habitable rooms in adjacent dwellings.</p>
<p><b>A5</b></p> <p>(a) Uses must be located in Precinct A or C; or</p> <p>(b) In Precinct B, commercial vehicle movements, (including loading and unloading and garbage removal) within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must be within the hours of:</p> <p>(i) 7.00am to 5.00pm Monday to Friday;</p> <p>(ii) 9.00am to 5.00pm Saturday; and</p> <p>(iii) nil Sunday and public holidays.</p>	<p><b>P5</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity to adjoining residential areas, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated</p>

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	<p>warning noise);</p> <ul style="list-style-type: none"> <li>(e) noise reducing structures between vehicle movement areas and dwellings;</li> <li>(f) the level of traffic on the road; and</li> <li>(g) the potential for conflicts with other traffic.</li> </ul>
<p><b>A6</b></p> <ul style="list-style-type: none"> <li>(a) Uses must be located in Precinct A or C; or</li> <li>(b) In Precinct B, a use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.</li> </ul>	<p><b>P6</b></p> <p>The emission of dust or other particles, smell or fumes must not cause an unreasonable loss of amenity to, and the safety of, any other property, having regard to:</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; and</li> <li>(e) whether surrounding land contains uses with similar emissions.</li> </ul>

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## CLA-S15.7 Development Standards for Buildings and Works

### ~~CLA-S15.7.1 Precinct B - Building Height~~

~~This clause is in substitution for Light Industrial Zone - clause 18.4.1 Building height A1 and P1.~~

<b>Objective:</b>	That building height contributes positively to the streetscape and does not result in unreasonable loss of amenity on nearby residential properties.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p><del>Building height must be not more than 9m.</del></p>	<p><b>P1</b></p> <p><del>Building height must satisfy all of the following:</del></p> <ul style="list-style-type: none"> <li><del>(a) be not more than 12m;</del></li> <li><del>(b) be compatible with the scale of nearby buildings;</del></li> <li><del>(c) not unreasonably overshadow adjacent public space;</del></li> <li><del>(d) allow for a transition in height between adjoining buildings, if appropriate;</del></li> <li><del>(e) buildings higher than 9m must demonstrate suitability to the site in terms of the following:</del> <ul style="list-style-type: none"> <li><del>(i) the impact is lessened due to the proportion of the total building area that exceeds 9m in height;</del></li> <li><del>(ii) the proportion of the site occupied by the building, including whether the height is offset by building setbacks;</del></li> <li><del>(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;</del></li> <li><del>(iv) the height of nearby buildings and whether the variation will be generally compatible with them</del></li> </ul> </li> </ul>

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	<p><del>when viewed from the street;</del></p> <p><del>(v) the requirements of the particular activities to be carried out within the building;</del></p> <p><del>(vi) the height variation will be offset by the topography of the site; and</del></p> <p><del>(vii) the building will not impair designated flight paths around Cambridge or Hobart airports.</del></p>
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## CLA-S15.7.12 Precinct B – Setbacks

This clause is in ~~substitution for~~addition to Light Industrial Zone - clause 18.4.2 Setbacks.

<b>Objective:</b>	<p><del>(a) That building setback contributes positively to the streetscape and does not result in unreasonable impact on nearby residential amenity.</del></p> <p>That building setbacks <u>from Precinct C</u> 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>
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Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must <del>have a setback of not less than 10m to:</del></p> <p>(a) <del>a front boundary; and/or be in on a lot that does not share boundary with Precinct C; or</del></p> <p>(b) <del>Precinct C (the alignment of the future Cambridge Bypass); must be setback a minimum of 5.5m to a boundary shared with Precinct C</del></p>	<p><b>P1</b></p> <p><u>The setback of a building from a boundary shared with Precinct C must help to attenuate site impacts, taking into account:</u></p> <p>(a) <u>the site's area and dimensions and the proportionate intrusion;</u></p> <p>(b) <u>compatibility with buildings on adjacent lots in the streetscape;</u></p>

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	<p>(c) <u>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;</u></p> <p>(d) <u>the setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side;</u></p> <p>(e) <u>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.</u></p> <p>(f) <u>any of the written advice from the Department of State Growth or its successor.</u></p> <p><del>The setback of a building from a front boundary must enhance the streetscape of the site and help attenuate site impacts, having regard to:</del></p> <p><del>the site's area and dimensions and the proportionate intrusion;</del></p> <p><del>compatibility with buildings on adjacent properties in the streetscape;</del></p> <p><del>whether the site is on a corner and the variation relates to only one front boundary;</del> and</p> <p><del>whether the intrusion is for a minor component of the building, such as an office, that can enhance the appearance of the site.</del></p>
<p><b>A2</b></p> <p><del>Buildings must have a setback from side</del></p>	<p><b>P2</b></p> <p><del>The setback of a building from a side or rear boundary must help to attenuate site</del></p>

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~~and rear boundaries of not less than 3m.~~

~~impacts, having regard to:~~

~~the site's area and dimensions and the proportionate intrusion;~~

~~compatibility with buildings on adjacent lots in the streetscape;~~

~~compatibility with setback on the adjoining property and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area;~~

~~the setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and~~

~~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 property including unreasonable overshadowing of any landscaped buffer strips.~~

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CLA-S15.7.32 Precinct B – Design

This clause is in addition to Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works.

<b>Objective:</b>	That building design contributes positively to the streetscape, the amenity and safety of the public and nearby residential uses.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Building design must:</p> <ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building at the front boundary;</li> <li>(b) provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area;</li> <li>(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m<sup>2</sup>;</li> <li>(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;</li> <li>(e) incorporate rooftop service infrastructure, including service plants and lift structures, within the design of the roof;</li> <li>(f) not include security shutters over windows or doors fronting a street or public place; and</li> <li>(g) walls are clad in muted colours.</li> </ul>	<p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main access to the building in a way that is visible from the street or other public space boundary;</li> <li>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</li> <li>(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;</li> <li>(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;</li> <li>(e) ensure rooftop service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; and</li> <li>(f) walls are clad in muted tones unless they cannot be seen from a street or another public place.</li> </ul>	

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CLA-S15.7.43 Precinct B – Landscaping

This clause is in ~~substitution for~~addition to Light Industrial Zone - clause 18.4.5 Landscaping.

<b>Objective:</b>	That a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from nearby residential uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p><del>Landscaping must be provided along the front boundary to a depth not less than 10m.</del></p>	<p><b>P1</b></p> <p><del>Landscaping must be provided to satisfy the following:</del></p> <ul style="list-style-type: none"> <li><del>(a) enhance the appearance of the development;</del></li> <li><del>(b) provide a range of plant height and forms to create diversity, interest and amenity;</del></li> <li><del>(c) not create concealed entrapment spaces; and</del></li> <li><del>(d)(a) the area within 4.5m of the front boundary, excluding site access, must be landscaped.</del></li> </ul>	
<p><b><u>A2A1</u></b></p> <p>Along the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane), landscaping must be provided to a depth of not less than 10m.</p>	<p><b><u>P2P1</u></b></p> <p>Along the eastern boundary of the Cambridge Industrial Estate Specific Area Plan, 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.</p>	

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CLA-S15.7.54 Precinct B – Outdoor storage

This clause is in substitution to Light Industrial Zone - clause 18.4.4 Outdoor storage areas.

<b>Objective:</b>	That outdoor storage areas for non-residential uses do not detract from the appearance of the site or the locality.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Outdoor storage areas must:  (a) be located behind the building line and provide screening for the stored goods from public view; and  (b) not be located within designated car parking areas, driveways or landscaped areas.	<b>P1</b> Outdoor storage areas must satisfy the following:  (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; and  (b) not be located within designated car parking areas, driveways or landscaped areas.	

## CLA-S15.8 Development Standards for Subdivision

CLA-S15.8.1 Subdivision - Precinct A and B

This clause is in substitution for Light Industrial Zone - clause 18.5.1 Lot design A1 and P1, A2 and P2.

This clause is in addition to Light Industrial Zone - clause 18.5.1 Lot design A3 and P3, Light Industrial Zone - clause 18.5.2 Services, and Open Space Zone - clause 29.5.1 Lot design.

<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 Cambridge Industrial Estate Specific Area Plan and local area objectives.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 1,000m <sup>2</sup> and not more than 3,500m <sup>2</sup> , excluding a balance lot or a lot for public open space, a riparian reserve or utilities.	<b>P1</b> No Performance Criterion.	
<b>A2</b>	<b>P2</b>	

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<p>Each lot, or a lot proposed in a plan of subdivision, except for public open space, a riparian reserve or utilities, must provide a building area that:</p> <ul style="list-style-type: none"> <li>(a) is clear of the front boundary, side and rear boundary setbacks;</li> <li>(b) is clear of easements;</li> <li>(c) is clear of title restrictions that would limit or restrict the development of a commercial building;</li> <li>(d) has an area a minimum of 20m x 20m in size.</li> </ul>	<p>Each lot, or a lot proposed in a plan of subdivision must contain a building area that:</p> <ul style="list-style-type: none"> <li>(a) is reasonably capable of accommodating use and development consistent with the purpose of the Development Plan, having regard to any local area objectives;</li> <li>(b) provides 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 earthworks, retaining walls, and cut and fill associated with future development.</li> </ul>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, except a lot for public open space, a riparian reserve or utilities, must have a frontage of not less than 25m.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage sufficient to accommodate development consistent with the purpose of the Cambridge Industrial Estate Specific Area 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:</p> <ul style="list-style-type: none"> <li>(a) 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 council; and</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, excluding for public open space, a riparian reserve</p>	<p><b>P5</b></p> <p>No Performance Criterion.</p>

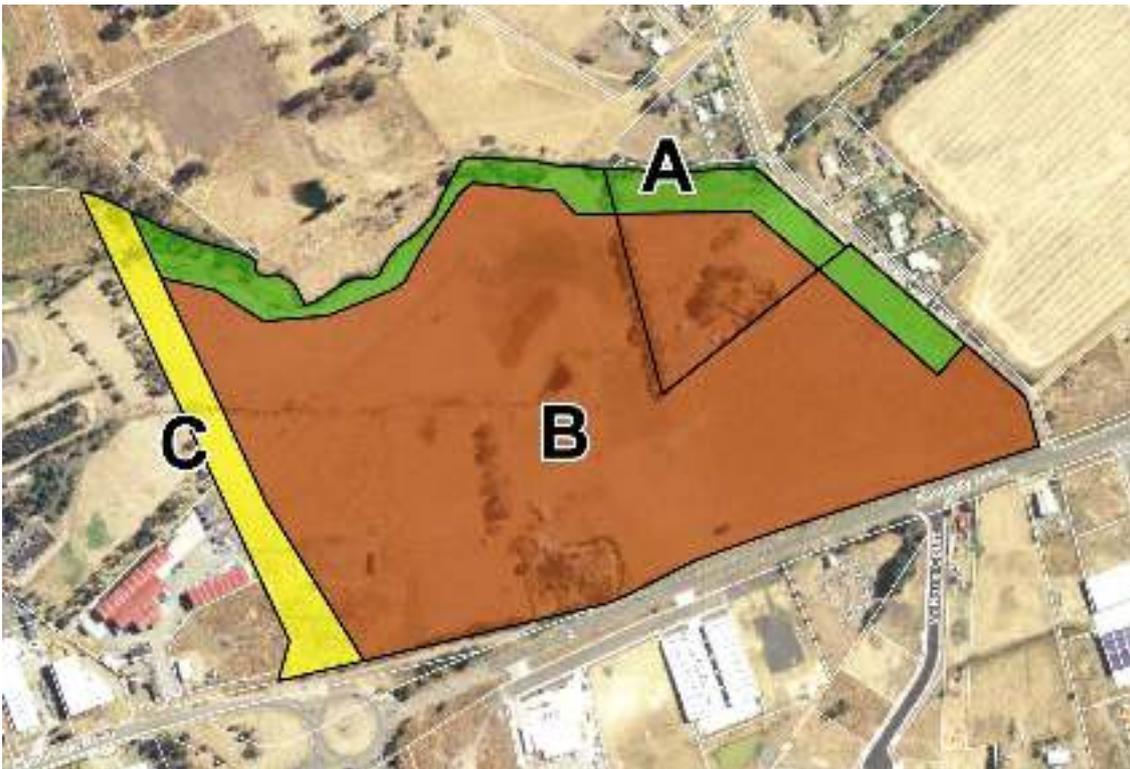
# Appendix C - Cambridge Industrial Estate SAP

or utilities.	
<b>A6</b> As part of the subdivision works, a landscaped buffer is to be provided, along the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) to a minimum depth of 10m incorporating earth mounding a minimum 3m high.	<b>P6</b> 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 Tables

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

Figure CLA-S15.1 Precincts in Cambridge Industrial Estate Specific Area Plan



# Appendix D - Clarence Heights SAP

## **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 Specific Area Plan and Clarence Plains Rivulet and catchment.
- CLA-S1.1.3 To provide effective physical, circulation and usage links between development in the Clarence Heights Specific Area Plan 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; and
  - (c) occupation of lots.
- CLA-S1.1.6 To implement the Clarence Heights Master Plan identified in Figure CLA-S1.3 and Figure CLA-S1.4 and recognise the roles and local area objectives for each the precincts identified in Figure CLA-S1.2.

### **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-S1.1.
- CLA-S1.2.3 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
  - (a) Landscape Conservation Zone;
  - (b) Low Density Residential Zone;
  - (c) General Residential Zone;
  - (d) Local Business Zone;

## Appendix D - Clarence Heights SAP

- (e) Utilities Zone; and
  - (f) Open Space Zone,
- as specified in the relevant provision.

### CLA-S1.3 Local Area Objectives

#### CLA-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S1.3.1.1	Urban Precinct, shown on an overlay map as CLA-S1.3.1.1 and in Figure CLA-S1.2	To provide for residential use and development.
CLA-S1.3.1.2	Transition Precinct, shown on an overlay map as CLA-S1.3.1.2 and in Figure CLA-S1.2	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-S1.3.1.3	Skyline Precincts, shown on an overlay map as CLA-S1.3.1.3 and in Figure CLA-S1.2	To provide for the development of private conservation lots and the preservation of natural values.
CLA-S1.3.1.4	Open Space Precincts, shown on an overlay map as CLA-S1.3.1.4 and in Figure CLA-S1.2	<p>To provide for recreation opportunities, landscape values, infrastructure and conservation of natural values as follows:</p> <ul style="list-style-type: none"> <li>(a) Conservation Area - Blue Gums: <ul style="list-style-type: none"> <li>(i) the Conservation Area - Blue Gums requires management which is consistent with the maintenance and enhancement of biodiversity conservation values;</li> <li>(ii) the viability of the blue gum forest is to be a priority. Limited active recreation may be compatible with this intent.</li> </ul> </li> </ul>

## Appendix D - Clarence Heights SAP

		<p>(b) Conservation Area - Rock Plates:</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 Conservation Area - Rock Plates 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>(c) Community Facility Area:</p> <p>(i) the development in the Community Facility Area should be located on flat topography close to the entry roads into the Clarence Heights Specific Area Plan;</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>
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### CLA-S1.4 Definition of Terms

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

Terms	Definition
Community Facility Area	means the area of land shown as Community Facility Area in Figure CLA-S1.2.
Conservation Area – Blue Gums	means the area of land shown as Conservation Area – Blue Gums in Figure CLA-S1.2.
Conservation Area – Rock Plates	means the area of land shown as Conservation Area – Rock Plates in Figure CLA-S1.2.
landscape plan	means a landscape plan and report prepared by a suitably

## Appendix D - Clarence Heights SAP

	<p>qualified person showing:</p> <ul style="list-style-type: none"> <li>(a) the location of existing trees, details of trees to be retained and newly planted vegetation;</li> <li>(b) tree location consistent with street light design, location of in-ground services and sight-lines for drivers and pedestrians at driveways;</li> <li>(c) final alignment of roads and any paths to allow for retention of trees; and</li> <li>(d) the location of underground infrastructure including power, consistent with retention of existing trees being incorporated as street trees.</li> </ul>
Open Space Precincts	means the area of land shown as Conservation Area – Blue Gums, Conservation Area – Rock Plates, Parkways, and Community Facility Area in Figure CLA-S1.2.
rock plate area plan	means a plan identifying the exact extent of the rock plate area located by a land surveyor and identified in consultation with a suitably qualified botanist.
Skyline East Precinct	means the area of land shown as Skyline Precinct - Skyline East in Figure CLA-S1.2.
Skyline North Precinct	means the area of land shown as Skyline Precinct - Skyline North in Figure CLA-S1.2.
Skyline Precincts	means the area of land shown as Skyline Precinct - North Precinct and Skyline Precinct - East Precinct shown in Figure CLA-S1.2.
traffic impact assessment	means a study or a statement prepared in accordance with the <i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i> by a person with qualifications and a level of experience appropriate to the significance of the traffic impact.
Transition Precinct	means the Transition Precinct area shown in Figure CLA-S1.2.
Urban Precinct	means the Urban Precinct area shown in Figure CLA-S1.2.

### **CLA-S1.5 Use Table**

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

# Appendix D - Clarence Heights SAP

## CLA-S1.6 Use Standards

### CLA-S1.6.1 Skyline Precincts

This clause is in addition to Landscape Conservation Zone - clause 22.3 Use Standards, and Rural Zone - clause 20.3 Use Standards.

<b>Objective:</b>	To protect natural values in the Skyline Precincts.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>A use:</p> <p>(a) not located in the Skyline Precincts;</p> <p>(b) in the Skyline North Precinct, use for Natural and Cultural Values Management <del>and protection of biodiversity values</del>; or</p> <p>(c) in the Skyline East Precinct, land to be used as private conservation reserves.</p>	<p><b>P1</b></p> <p><u>No performance Criterion</u></p> <p><del>(a) — In the Skyline North Precinct, use must be a single contained development having regard to the natural values in the precinct.</del></p> <p><del>(b)(a) In the Skyline East Precinct, there is No Performance Criterion.</del></p>	

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

### CLA-S1.7.1 Visual impact

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Low Density Residential Zone - clause 10.4 Development Standards for Buildings and Works, Low Density Residential Zone - clause 10.5 Development Standards for Non-dwellings, Landscape Conservation Zone - clause 22.4.1 Site Coverage, Landscape Conservation Zone - clause 22.4.4 Landscape Protection.

This clause is in substitution for Landscape Conservation Zone - clause 22.4.2 Building height, siting and exterior finishes A5 and P5.

<b>Objective:</b>	To limit visual impact of development.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>In the Transition Precinct and Skyline East Precinct:</p> <p>(a) all external surfaces of buildings, structures, paving and retaining walls must be must be coloured using colours with a light reflectance</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	

## Appendix D - Clarence Heights SAP

<p>value not more than 40%.</p> <p>(b) all clearing works and building construction, excluding for access, and bushfire management, is in the area shown as Building Envelope in Figure CLA-S1.3.</p>	
<p><b>A2</b></p> <p>In the Skyline North Precinct, the area of development or disturbance, including areas of land management and fire hazard abatement and excluding an entry road, is less than 4ha.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

### CLA-S1.7.2 Natural Values

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Landscape Conservation Zone - clause 22.4.4 Landscape Protection, and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

<b>Objective:</b>	To protect natural values in the Skyline Precincts and Open Space Precinct.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Development must not be located in the Conservation Area - Rock Plate or Community Facility Area.</p>	<p><b>P1</b></p> <p>Development located in the Open Space Precincts is to be for the purposes of providing recreation opportunities, landscape amenity, infrastructure and conservation of natural values, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the viability of the blue gum forest;</li> <li>(b) retention of the rock plate flora;</li> <li>(c) a rock plate area plan;</li> <li>(d) the topography in the Community Facility Area;</li> <li>(e) the need for open space, a sport field and play areas in the Community Facility Area; and</li> <li>(f) the local area objectives.</li> </ul>

## Appendix D - Clarence Heights SAP

<p><b>A2</b></p> <p>Development must not be located in the skyline precincts.</p>	<p><b>P2</b></p> <p>All development in the skyline precincts is consistent with any conservation plan attached to the lot by way of a covenant with the Crown under the <i>Nature Conservation Act 2000</i>, or by an agreement made under Section 71 of the Act.</p>
<p><b>A3</b></p> <p>In the Skyline East Precinct, development is not for a residential building or structure.</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>

### CLA-S1.8 Development Standards for Subdivision

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

This clause is in addition to Rural Zone - clause 20.5.1 Lot design.

This clause is in substitution for Low Density Residential Zone - clause 10.6.1 Lot design A1 and P1, A2 and P2, and Landscape Conservation Zone - clause 22.5.1 Lot design A1 and P1, A2 and P2.

<p><b>Objective:</b></p>	<p>To implement the Clarence Heights Master Plan and recognise the role of the precincts.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, in the Transition Precinct must have an area of not less than 750m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, in the Skyline Precincts must have the area and dimension shown on the Clarence Heights Master Plan shown in Figure CLA-S1.3 and Figure CLA-S1.4.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, in the Skyline Precincts is to be generally consistent with the area and dimension shown on the Clarence Heights Master Plan shown in Figure CLA-S1.3 and Figure CLA-S1.4.</p>	

# Appendix D - Clarence Heights SAP

CLA-S1.8.2 Scenic and urban character

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Low Density Residential Zone - clause 10.6 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision, Rural Zone - clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, and Open Space Zone - clause 29.5 Development Standards for Subdivision.

<b>Objective:</b>	That Clarendon Vale together with Clarence Heights appears as a contained settlement set below the wooded slopes of the Meehan Range.  Subdivision is designed to minimise visual impact.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>Roads must be designed and landscaped to reduce visual impact having regard to:</p> <ul style="list-style-type: none"> <li>(a) locating roads primarily across contours;</li> <li>(b) a landscape plan; and</li> <li>(c) density of trees along streets <del>being 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.</del></li> </ul>	
<p><b>A2</b></p> <p>The subdivision includes no new roads, recreation or public open space lots.</p>	<p><b>P2</b></p> <p>Civil works associated with a subdivision must be designed and landscaped to reduce visual impact, having regard to:</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; and</li> </ul>	

# Appendix D - Clarence Heights SAP

	(d) a landscape plan.
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## CLA-S1.8.3 Circulation and traffic environment

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Low Density Residential Zone - clause 10.6 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision, Rural Zone - clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, and Open Space Zone - clause 29.5 Development Standards for Subdivision.

<b>Objective:</b>	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 includes no new roads.</p>	<p><b>P1</b></p> <p><u>The road layout must be generally consistent with the Clarence Heights Master Plan shown in Figure CLA-S1.3 and Figure CLA-S1.4. Having particular regard to connectivity and legibility for all road users.</u></p> <p><del>The road layout and a traffic impact assessment must demonstrate that:</del></p> <p><del>(a) the road network will achieve a low-hazard and low-speed traffic environment and include road design cues for driving speeds of 40kph on minor collectors and residential streets and 20kph on access places;</del></p> <p><del>(b) the layout provides connectivity to the walking and cycle system; and</del></p> <p><del>(c)</del><u>(a) the hierarchy and layout can be readily understood by motorists and pedestrians.</u></p>

# Appendix D - Clarence Heights SAP

## CLA-S1.8.4 Natural values

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Low Density Residential Zone - clause 10.6 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision, Rural Zone - clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, and Open Space Zone - clause 29.5 Development Standards for Subdivision.

<b>Objective:</b>	That subdivision configuration is to be compatible with established natural values.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, is located in the Urban Precinct shown in Figure CLA-S1.2.</p>	<p><b>P1</b></p> <p>(a) Subdivision, excluding subdivision in the Urban Precinct, must demonstrate that the proposed road network and lot configuration, having regard to the likely future development of the proposed lots, will have a negligible or minor impact on native vegetation.</p> <p>(b) Lots in the Skyline East Precinct and the Transition Precinct must include the identification of a building area located:</p> <ul style="list-style-type: none"> <li>(a) within the Transition Precinct;</li> <li>(b) generally in accordance with the building envelopes shown in Figure CLA-S1.3 and Figure CLA-S1.4; or</li> <li>(c) on the lower slopes below the skyline; and</li> <li>(d) in a visually unobtrusive area; and</li> <li>(e) to result in negligible or minor impact on native vegetation when developed.</li> </ul> <p>(c) <del>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 made under Section 71 of the Act.</del></p>	

## Appendix D - Clarence Heights SAP

### CLA-S1.8.5 Water sensitive urban design

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Low Density Residential Zone - clause 10.6 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision, Rural Zone - clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, and Open Space Zone - clause 29.5 Development Standards for Subdivision.

<b>Objective:</b>	To minimise adverse stormwater impacts and reduction in water flow into the Clarence Plains Rivulet catchment.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>  No Acceptable Solution.	<b>P1</b>  Subdivision plans are to reflect consideration of water sensitive urban design principles and practices. <del>Subdivision must incorporate an agreement made under Section 71 of the Act 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.</del>

### CLA-S1.8.6 Staging

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, Low Density Residential Zone - clause 10.6 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision, Rural Zone - clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, and Open Space Zone - clause 29.5 Development Standards for Subdivision.

<b>Objective:</b>	To provide timely provision of <del>offset planning</del> <u>landscaping</u> , establishment of open space areas, land management and hazard reduction.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>  The subdivision is not staged.	<b>P1</b>  Staged subdivision must provide for:  <del>(a) offset planting in lieu of vegetation removal to be established at the same time, or prior to, the works which cause the vegetation loss</del> <u>Landscaping of open space and road reservations;</u>  <del>(b) transfer of open space areas at an early stage developed as</del>

## Appendix D - Clarence Heights SAP

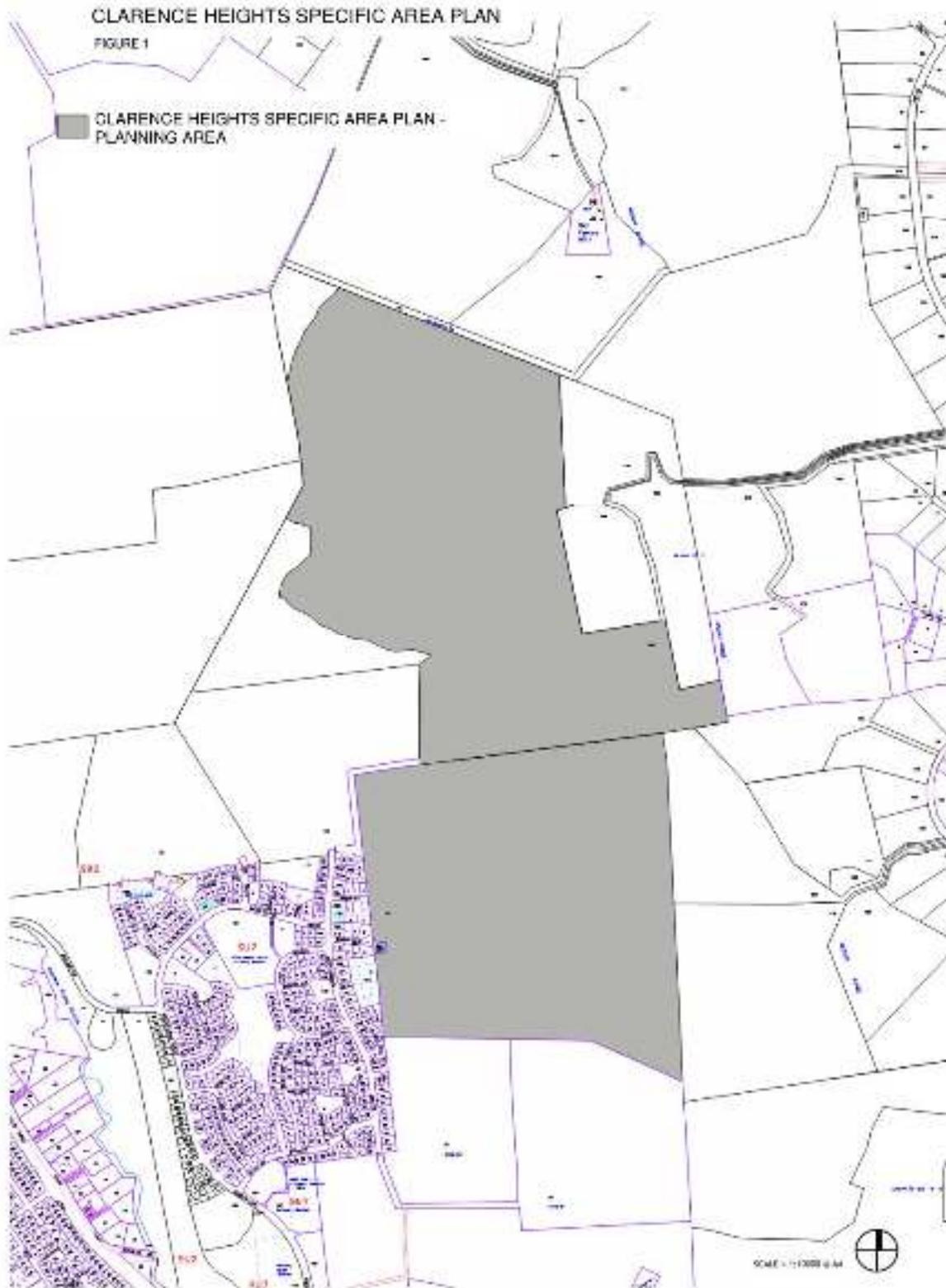
	<p><u>recognisable parks before adjacent areas are developed;</u></p> <p><del>(a)</del><u>(c)</u> <u>A condition of approval will include implementation and monitoring of weed management and protection of natural values during development.</u></p> <p><del>(b)</del> <del>planting required for visual screening to be established to provide sufficient screening before the commencement of potentially visually intrusive development;</del></p> <p><del>(c)</del> <del>establishing open space areas as recognisable parks before adjacent areas are developed;</del></p> <p><del>(d)</del> <del>implementation and monitoring of weed management; and</del></p> <p><del>(e)</del> <del>protection of natural values during development.</del></p>
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### CLA-S1.9 Tables

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

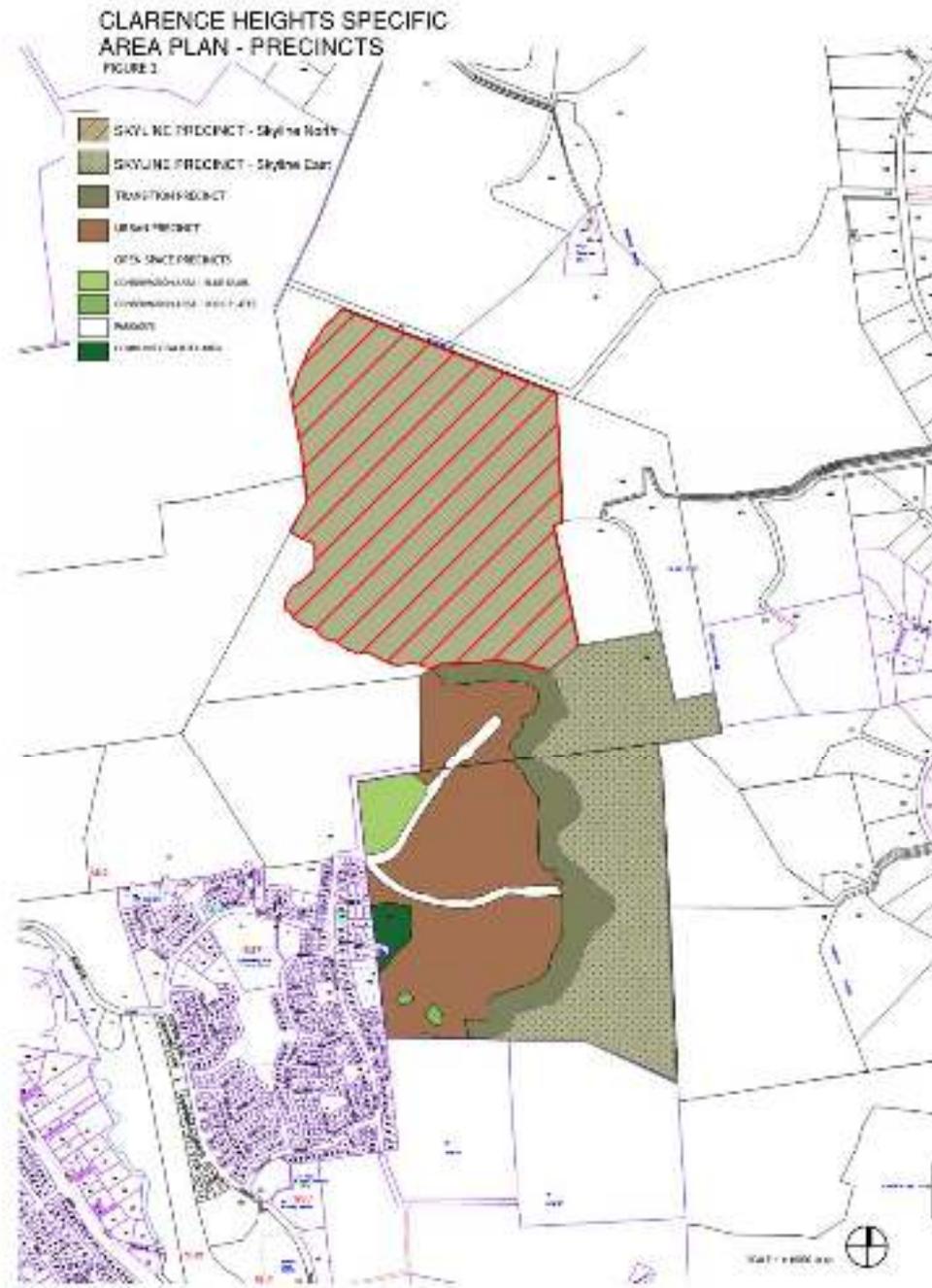
# Appendix D - Clarence Heights SAP

Figure CLA-S1.1 - Planning Area Clarence Heights Specific Area Plan



# Appendix D - Clarence Heights SAP

Figure CLA-S1.2 - Precincts Clarence Heights Specific Area Plan



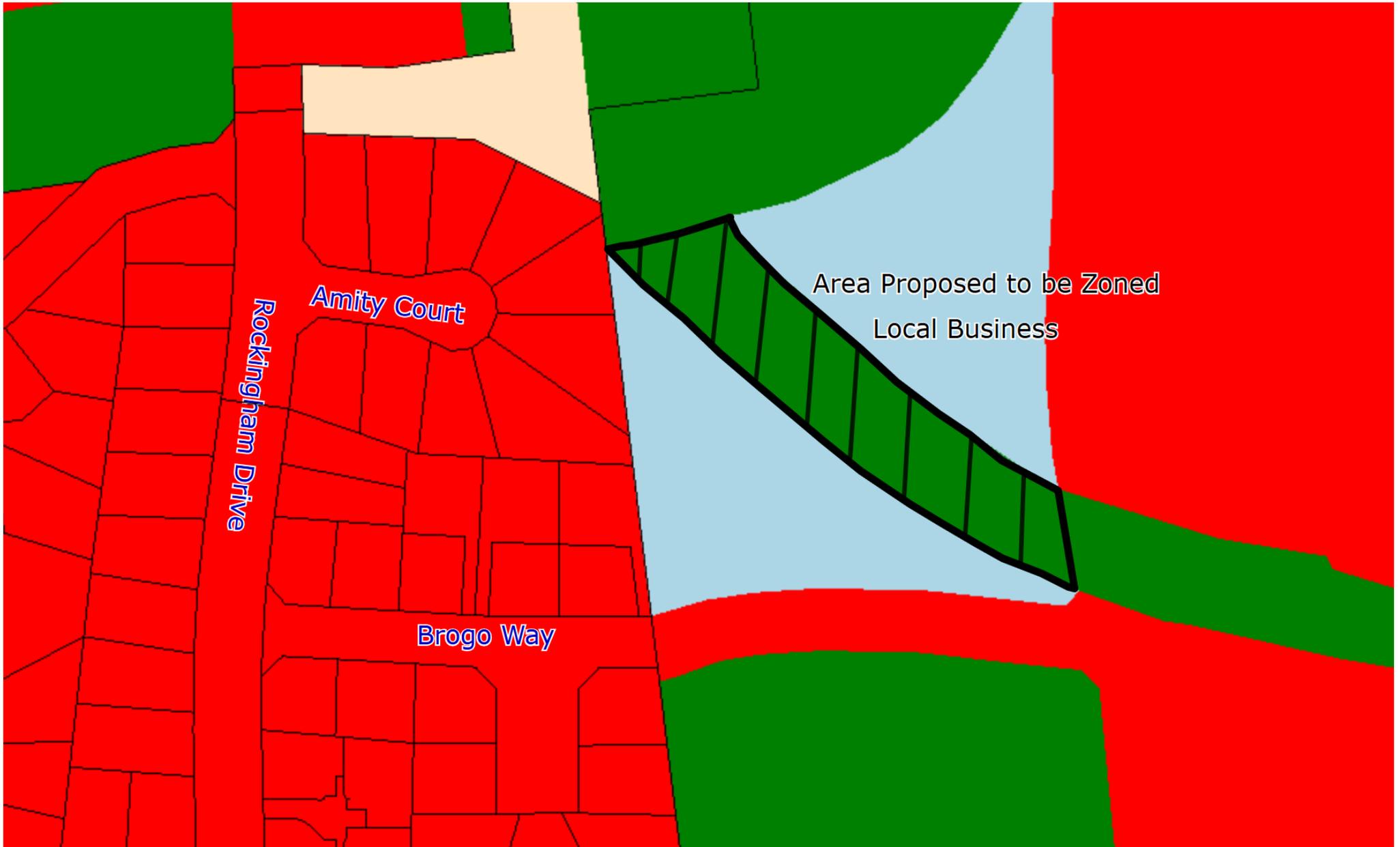
# Appendix D - Clarence Heights SAP

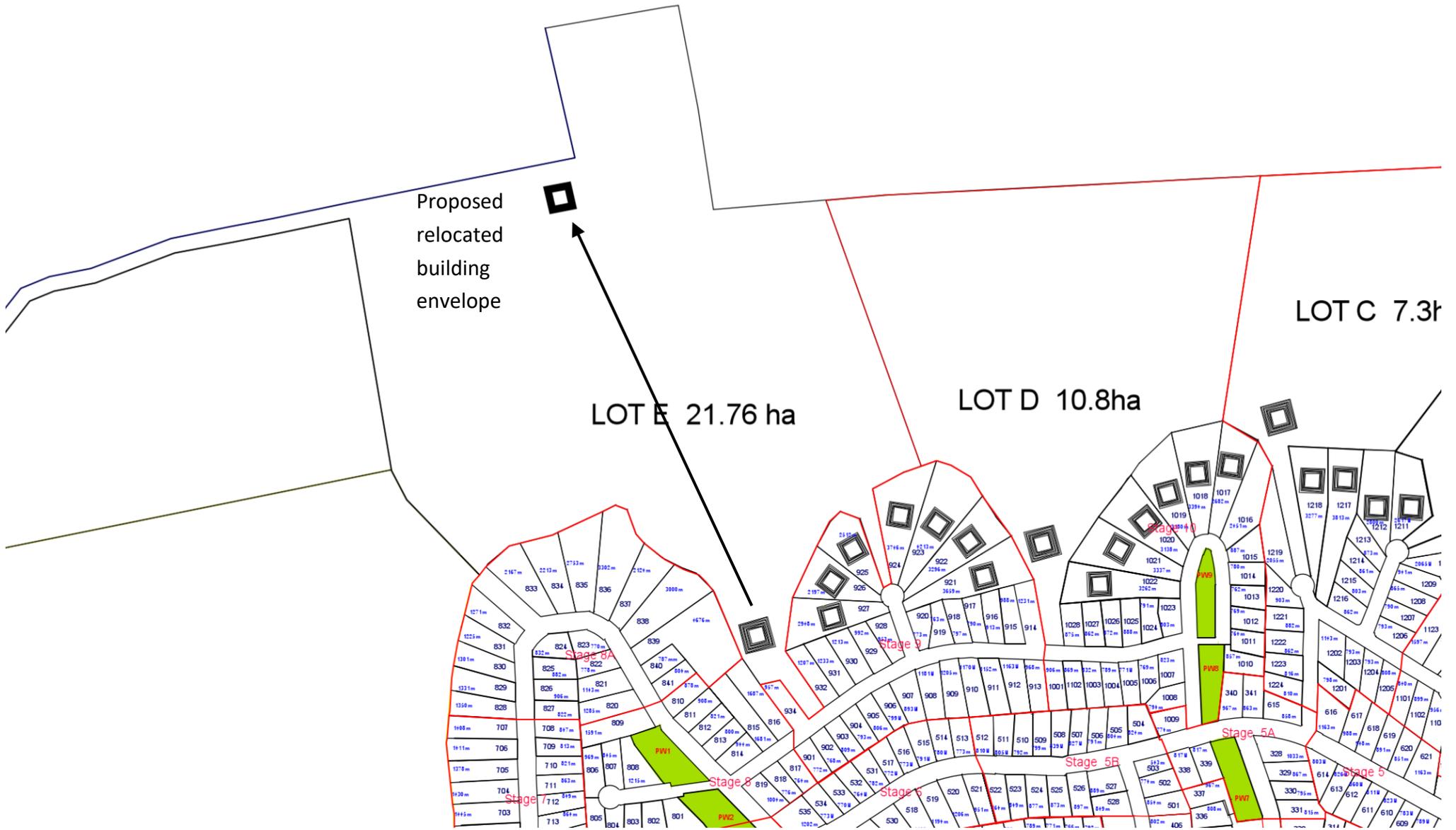
Figure CLA-S1.3 - Master Plan Clarence Heights Specific Area Plan - Sheet 1



Figure CLA-S1.4 - Master Plan Clarence Heights Specific Area Plan - Sheet 2

## Appendix D - Clarence Heights SAP





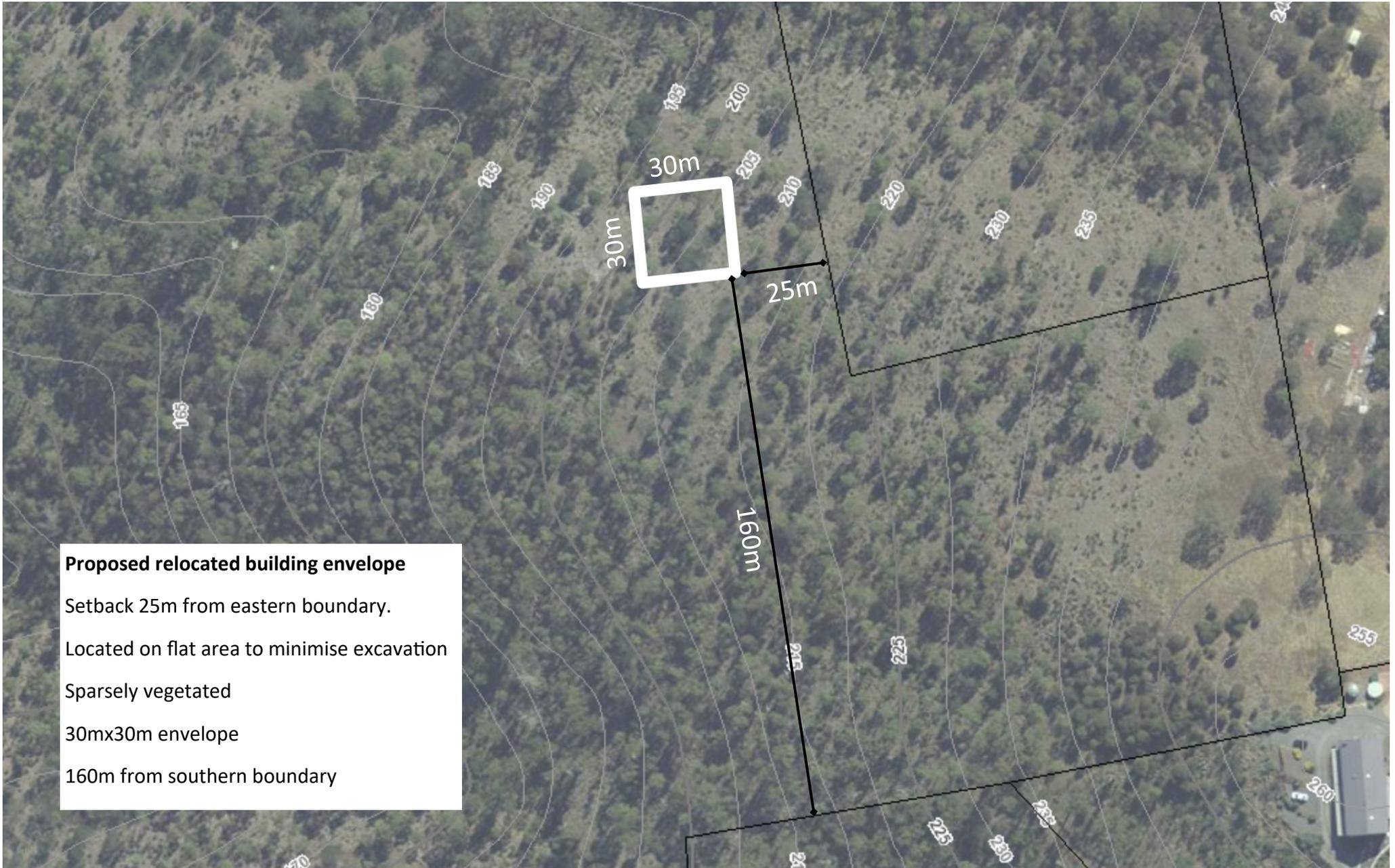
ENVIRONMENT  
SUSTAINABLE  
DEVELOPMENT  
ECONOMICS

PO Box 58 SOUTH HOBART, Tasmania 7004

Client: Fenshaw Pty Ltd Project: Clarence Heights Building Envelope LPS

Date: 17 November 2020

www.e3planning.com.au 0438376840 evan@e3planning.com.au



**Proposed relocated building envelope**  
Setback 25m from eastern boundary.  
Located on flat area to minimise excavation  
Sparsely vegetated  
30mx30m envelope  
160m from southern boundary



Thursday 26 November 2020

John Ramsay  
Chair  
Tasmanian Planning Commission  
144 Macquarie Street  
HOBART TAS 7001

Dear John

**RE: Clarence Local Provision Schedule – 424 South Ram Road Lauderdale & 25 Acton Road Acton Park, 8 & 14 Driftwood Drive Opossum Bay & Rural Living Zone Sandford, and 450 Rokeby Road – Response to Directions**

The following information responds to the request for further information received from the Tasmanian Planning Commission (TPC) dated 16 November 2020. In particular:

*Provide comments on any potential road access or road network issues relating to the following recommended revisions to the draft LPS:*

- (a) Community Purpose Zone at 424 South Arm Road, Lauderdale and 25 Acton Road, Acton Park.*
- (b) Low Density Residential Zone at 8 and 14 Driftwood Drive, Opossum Bay.*
- (c) Rural Living Zone (Area A) at Sandford.*

And

*Provide comment on the Traffic Impact Assessment prepared by Hubble Traffic Consulting dated 5 October 2020 and provided by ERA Planning and Environment on 29 October 2020 relating to the recommended zone revision at 450 Rokeby Road, Howrah.*



## 424 South Arm Road Lauderdale and 25 Acton Road

The above properties have frontage to South Arm Road and 25 Acton Road, which improve the ingress and egress opportunities for any future development.

South Arm Road is a State Road managed by State Growth and any new access would require an access permit to be issued by State Growth. State Growth have been contacted regarding the proposed zoning and it is understood that they will be preparing a response for the Tasmanian Planning Commission.

A Traffic Impact Assessment (TIA) would need to be submitted for any new development application lodged with Council, no TIA was submitted in support of the representation.

The following provides a consideration of the road access or road network issues.

424 South Arm Road is approximately 250 metres to the east of the South Arm Highway Acton Road junction and any proposal which sought right and left turn out would require sufficient road upgrades including traffic islands.

It would be possible to provide for right turn in and left turn out only onto South Arm Road (entry) and exit through 25 Acton Road.

There is greater than 150 m of site distance to the east and west of the existing access onto South Arm Road.

Images of the existing access onto South Arm Road are shown in figure 1,2 & 3.



Figure 1: Property frontage to South Arm Road source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Figure 2: Street View looking west source: Google Earth



Figure 3: Street View looking east source: Google Earth

### 25 Acton Road

25 Acton Road is approximately 270 metres from the South Arm Road, Acton Road Junction and 15 metres from the main carpark of Lauderdale Primary School. A traffic island is immediately to the south of the frontage with Acton Road as shown in figure 4



Figure 4: Property frontage to Acton Road source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

25 Acton Road has a 215m long battle axe 7.7m in width providing frontage to South Arm Road as shown in figure 5. The width of the battle axe is sufficient to provide for a dual carriageway. The length of the access is however considered problematic and passing bays and traffic speed control measures would likely be necessary if any development proceeded.



Figure 5: Image showing battle axe length source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Figure 6: Image showing existing access source: google earth

The junction with Acton Road is at a right angle, providing good sight distance to the north and south. The vertical alignment of the junction would need to be improved as the access falls away from the road.

An engineering design considering the Lauderdale Primary School accesses and potential traffic conflict would need to be provided as part of any development application. Significant road works and right turn slots would need to be undertaken to provide for any new development.

### **8 - 14 Driftwood Drive**

8 to 14 Driftwood Drive has a pavement width of 6 metres and a road reservation width of 30 m as shown in figure 8. Access to Driftwood Drive is via Spitfarm Road which has a pavement width of approximately 5 metres and has a road reservation width of 10m as shown in figure 9. Spitfarm Road is relatively narrow with limited passing opportunities providing access to 207 properties. An image of the surrounding road network is shown in figures 7. Council have received complaints from owners requesting Spitfarm Road to be upgraded. Council have not budgeted for the Road's upgrade.

The existing road network has reached capacity, however an additional 10 lots (if the full development potential of the properties if zoned Low Density Residential was realised) could be accommodated as the surrounding road network is a low speed traffic environment. No upgrades to the Driftwood Drive, Spitfarm Road junction are considered necessary to provide for any future subdivision.



Figure 7: Existing Road arrangement in South Arm source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Figure 8: Existing access of the properties with Driftwood Drive source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Figure 9: Existing Road junction Driftwood Drive and Spitfarm Road source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

## **Sandford**

The road network for Sandford comprises, South Arm Road, Dorans Road, Clifton Beach Road and Gellibrand Drive

### **South Arm Road**

South Arm Road is a State Road and any new accesses onto it would require the approval of State Growth

Currently under the Rural Living Area B minimum lot size of 2ha there are 3 properties with frontage to South Arm Road which could be subdivided providing for 5 or more new accesses onto South Arm Road. If the area was zoned Rural Living A (with a minimum lot size of 1 ha) the majority of existing lots along South Arm Road Sandford could be subdivided providing for a further 50 to 60 accesses onto South Road.

### **Dorans Road**

Dorans Road is a gravel road with a pavement width of between 5m and 7m. Only one lot on Dorans Road could be subdivided if the minimum lot size was reduced to 1 ha, being greater than 2 ha and not a battle-axe lot. The development potential of Dorans Road if the area was to be zoned Rural Living Area A is approximately 7 lots at the end of Dorans Road. The limited increase in vehicle traffic movements resulting from any increase in lots along Dorans Road is considered to be insignificant in relation to the existing traffic volumes.

### **Rifle Range Road**

Rifle Range Road is a bitumen sealed dual access carriageway with a pavement width of approximately 6 metres. The road infrastructure of Rifle Range Road is considered sufficient to provide for any expected increase in traffic volumes which may arise if the area was zoned Rural Living A.

### **Clifton Beach Road**

Clifton Beach Road is a dual carriageway with a pavement with of 5.5metres and a road reservation width of approximately 15 metres. There are more than 30 to 40 lots on Clifton Beach Road which could be further subdivided if the area was zoned

Rural Living A. Clifton Beach Road although somewhat narrow is sufficiently constructed to provide for any increase in lots. The Clifton Beach Road, South Arm Highway junction has a high crash history. The road alignments and geometry have been improved but further significant improvement is required to remove the hazardous environment.

### **Gellibrand Drive**

Gellibrand Drive is a bitumen sealed dual carriageway with a pavement width of approximately 6 metres. The road suffers no deficiencies in terms of alignment or width. If Sandford was to be zoned Rural Living A, a limited number of lots could be accommodated by the existing road network without necessitating any road infrastructure upgrades.

### **Junctions**

All junctions within the Sandford Rural Living Zoned area meet relevant standards and no upgrades to these junctions are considered necessary to provide for a reduction in the minimum lot size standards from 2ha to 1ha. Consideration is currently being given to the provision of left turn lanes on all junctions off South Arm Highway, in the area, to improve both capacity and safety.

### **450 Rokeby Road, Howrah**

The following information responds to the request for further information received from the Tasmanian Planning Commission (TPC) dated 16 November 2020. In particular the TPC requested the following in direction 1.3.

*Provide comment on the Traffic Impact Assessment prepared by Hubble Traffic Consulting dated 5 October 2020 and provided by ERA Planning and Environment on 29 October 2020 relating to the recommended zone revision at 450 Rokeby Road, Howrah.*

Clarence City Council accepts the Traffic Impact Statement prepared by Peter Hubble, qualified Traffic Engineer and agrees with the following statement.

*Each of the objectives have been considered from a traffic engineering perspective. The extra traffic trips generated by an additional 10 to 12 residential lots at 450 Rokeby Road, is not expected to create any adverse safety, traffic or transport efficiency or amenity issues for the surrounding local street network.*

The obvious connection for 450 Rokeby Road, to the surrounding road network, is by Vienne Drive which does not have a cul de sac turning head. Council's engineering department have pointed out that both Vienne Drive and Norfolk Drive have been designed and constructed with the expectation that both roads will extend within the future development as either cul de sacs or be connected. The proposed zoning, if approved, would provide for the construction of future cul de sac turning heads, or the connection of Norfolk and Vienne Drives, within the future subdivision within 450 Rokeby Road. The road network is of a sufficient standard to provide for the potential 10 -12 increased number of lots from the proposed zoning change.

If you have any further queries please do not hesitate to contact me on 0438 376840.

Regards



Evan Boardman  
Grad Dip URP, B ScEnv, B Econ

# Appendix G - Site Photos 1A Cedar Street & Council's POS at 29 Katrina Court, Lindisfarne

**Loaction Plan:** 1A Cedar Street & Council's POS at 29 Katrina Court, Lindisfarne



**Exhibited Priority Vegetation Layer:** 1A Cedar Street & Council's POS at 29 Katrina Court, Lindisfarne



# Appendix G - Site Photos 1A Cedar Street & Council's POS at 29 Katrina Court, Lindisfarne

**Site Photo:** 1A Cedar Street, Lindisfarne



Photo: Ray Brereton 25 November 2020

**Site Photo:** 1A Cedar Street, Lindisfarne



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