

Substantially modified part of the Glamorgan Spring Bay draft Local Provisions Schedule

The Tasmanian Planning Commission (the Commission) has directed the Glamorgan Spring Bay planning authority to substantially modify part of the Glamorgan Spring Bay draft Local Provisions Schedule (draft LPS) as follows:

1. Deletions from the Glamorgan Spring Bay draft LPS

- 1.1 The provisions of GSB-S4.0 Coles Bay and Swanwick Specific Area Plan are deleted from the draft LPS.
- 1.2 The GSB-S4.0 Coles Bay and Swanwick Specific Area Plan overlay and associated annotations, shown in figure 1, below, are deleted from the draft LPS.

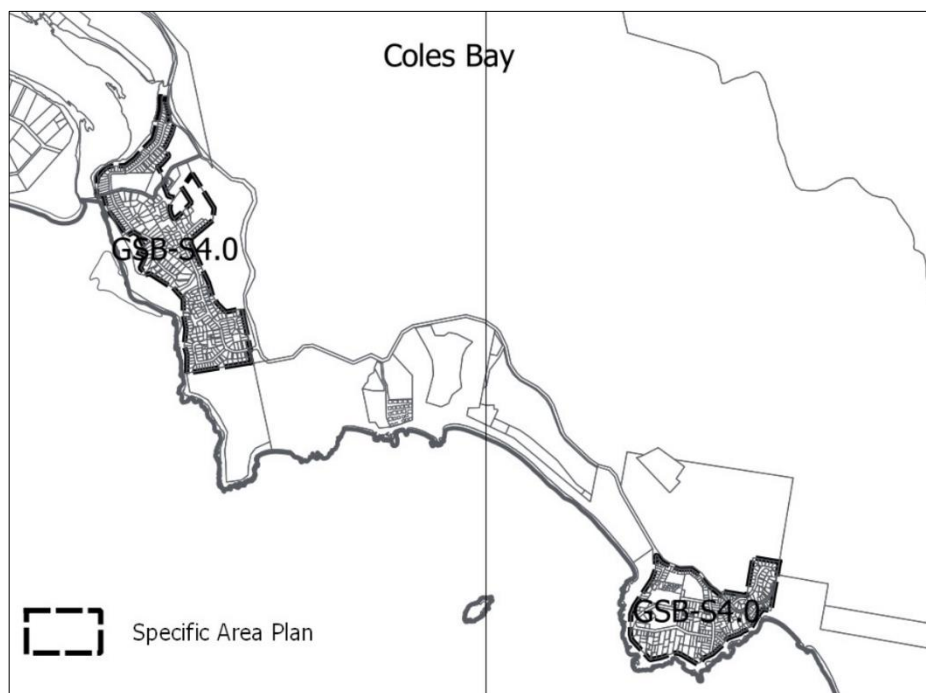


Figure 1 - GSB-S4.0 Coles Bay and Swanwick Specific Area Plan overlay

2. Substantially modified parts of the Glamorgan Spring Bay draft LPS written document

- 2.1 The following provisions are inserted into the draft LPS written document:
 - 2.2.1 GSB-P6.0 Particular Purpose Zone – The Fisheries, as set out below:

Figure GSB-P6.3.1: Impact Assessment Area

GSB-P6.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

GSB-P6.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for home-based business.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
No uses	
Prohibited	
All other uses	

GSB-P6.5 Use Standards

GSB-P6.5.1 Visitor Accommodation

Objective:	That Visitor Accommodation is of a scale that: (a) is compatible with the scenic, environmental and landscape values of the site; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or private rights of way.	
Acceptable Solutions		Performance Criteria
A1 Visitor Accommodation guests are accommodated in existing buildings.		P1 Visitor Accommodation must minimise impacts on the scenic, environmental and landscape values of the zone and not cause an unreasonable loss of residential amenity in the zone, having regard to:

	<ul style="list-style-type: none"> (a) the nature, scale and extent of accommodation uses; (b) the impact of the use on the scenic, environmental and landscape values of the site; (c) any adverse impacts on the safety and efficiency of the local road network or owners and users of rights of carriageway; and (d) measures to minimise or mitigate impacts.
A2 Visitor Accommodation must be accommodated in one building and there are no other existing habitable buildings on the site.	P2 No Performance Criterion.

GSB-P6.5.2 External lighting

Objective:	That external lighting does not have an unreasonable impact on the landscape and scenic values of the site and the surrounding area.	
Acceptable Solutions		Performance Criteria
A1 External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 10:00pm and 6:00am, except for security lighting; and (b) security lighting must be baffled to ensure that direct light does not extend beyond the property boundary. 		P1 External lighting must not be obtrusive on the scenic, environmental and landscape values of the site and surrounding area, having regard to: <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

GSB-P6.6 Development Standards for Buildings and Works

GSB-P6.6.1 Site coverage and development area

Objective:	That the site coverage and development area is compatible with the protection, conservation and management of the scenic, environmental and landscape values of the site, the surrounding area and the Impact Assessment Area.	
Acceptable Solutions		Performance Criteria
A1 Site coverage must not be more than 250m ² .		P1 Site coverage must not obtrude on the scenic, environmental and landscape values of the site, the

	<p>surrounding area and the Impact Assessment Area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the area of the site required to absorb run-off and wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas; (g) the location of development in relation to natural hazards; (h) the appearance of buildings when viewed from walking trails, public roads and other public places in the Impact Assessment Area.
<p>A2</p> <p>Development area must be not more than 400m².</p>	<p>P2</p> <p>The development area must not cause an unreasonable impact on the scenic, environmental and landscape values of the site, the surrounding area and the Impact Assessment Area, having regard to:</p> <ul style="list-style-type: none"> (a) the design, siting, scale and type of development; (b) the operation of the use; (c) the need for the development to be located on the site; (d) how any significant values on the site are managed; (e) any protection, conservation, remediation or mitigation works; and (f) the impact of the development area on the scenic and landscape values of the area when viewed from walking trails, public roads and places in the Impact Assessment Area.

GSB-P6.6.2 Building height, siting and exterior finishes

Objective:	<p>That building height, siting and exterior finishes:</p> <ul style="list-style-type: none"> (a) protects the amenity of adjoining properties; and (b) minimises the impact on the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 5m.</p>	<p>P1</p> <p>Building height must be compatible with the scenic, environmental and landscape values of the site, the surrounding area and the Impact Assessment Area, having regard to:</p> <ul style="list-style-type: none"> (a) the height, bulk and form of existing and proposed buildings; (b) the topography of the site; (c) minimising cut and fill; (d) the appearance when viewed from roads and public places in the zone; (e) the visual impact of buildings on the scenic and landscape values of the area when viewed from walking trails, public roads and places in the Impact Assessment Area; and (f) the landscape values of the surrounding area.
<p>A2</p> <p>Buildings must have a setback from a frontage not less than 8m.</p>	<p>P2</p> <p>Building setback from a frontage must be compatible with the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance of buildings when viewed from walking trails, public roads and places in the Impact Assessment Area; (e) the safety of road users; and (f) the retention of vegetation.

<p>A3</p> <p>Buildings must have a setback from side boundaries not less than 5m.</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity, or obtrude on the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; and (f) the appearance of buildings when viewed from walking trails, public roads and places in the Impact Assessment Area.
<p>A4</p> <p>Buildings must have a setback from rear boundaries not less than 10m.</p>	<p>P4</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity, or obtrude on the scenic, environmental and landscape values of the site, the surrounding area, the Impact Assessment Area, and the Freycinet National Park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) and (g) the appearance of buildings when viewed from walking trails, public roads and places in the Impact Assessment Area.
<p>A5</p> <p>Exterior building finishes must have a light reflectance value not more than 20%, in dark natural tones of black, blue, grey, green or brown.</p>	<p>P5</p> <p>No Performance Criterion.</p>

GSB-P6.6.3 Access to a road

Objective:	That new dwellings are provided with appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions		Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.		P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to: <ul style="list-style-type: none"> (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; and (g) the construction, maintenance and usage of the road.

GSB-P6.6.4 Landscape protection

Objective:	That the landscape values of the site, the surrounding area and the Impact Assessment Area are protected or managed to minimise adverse impacts.	
Acceptable Solutions		Performance Criteria
A1 Buildings and works must: <ul style="list-style-type: none"> (a) be an alteration or extension to an existing building providing it is not more than the existing building height; and (b) not include cut and fill greater than 1m. 		P1 Buildings and works must be located to minimise impacts on landscape values, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) the visual impact when viewed from walking trails, public roads and other public places in the Impact Assessment Area;

	<p>(f) any vegetation removal required for the construction of the proposal or as a result of a Bushfire Hazard Management Plan; and</p> <p>(g) any existing or proposed screening vegetation.</p>
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GSB-P6.6.5 Frontage fences

Objective:	That fencing does not detract from the appearance of the site or the surrounding area and provides for passive surveillance.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>No Acceptable Solution.¹</p>		<p>P1</p> <p>Fencing (including a free-standing wall) within 4.5m of a frontage must not have an obtrusive impact on the scenic, environmental and landscape values of the site, the surrounding area and the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the location and extent of the fence; (b) the height of the fence; (c) the degree of transparency of the fence; (d) the design, material, and colour of the fence and its method of construction; and (e) the requirements of the use, <p>and is not less than 80% transparent.</p>

GSB-P6.7 Development Standards for Subdivision

GSB-P6.7.1 Subdivision

Objective:	That subdivision is for the creation of lots for public purposes.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or 		<p>P1</p> <p>No Performance Criterion.</p>

¹ An exemption applies for fences in this zone – see Table 4.6.

<p>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable frontage, sufficient to accommodate the intended use and associated development consistent with the Zone Purpose and the requirements of the road authority.</p>
<p>A3</p> <p>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.</p>	<p>P3</p> <p>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:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.

GSB-P6.8 Tables

This sub-clause is not used in this particular purpose zone.

3. Substantially modified parts of the Glamorgan Spring Bay draft LPS zone maps

3.1 Apply the Particular Purpose Zone – The Fisheries to land at The Fisheries, Coles Bay, shown in figure 2 below:

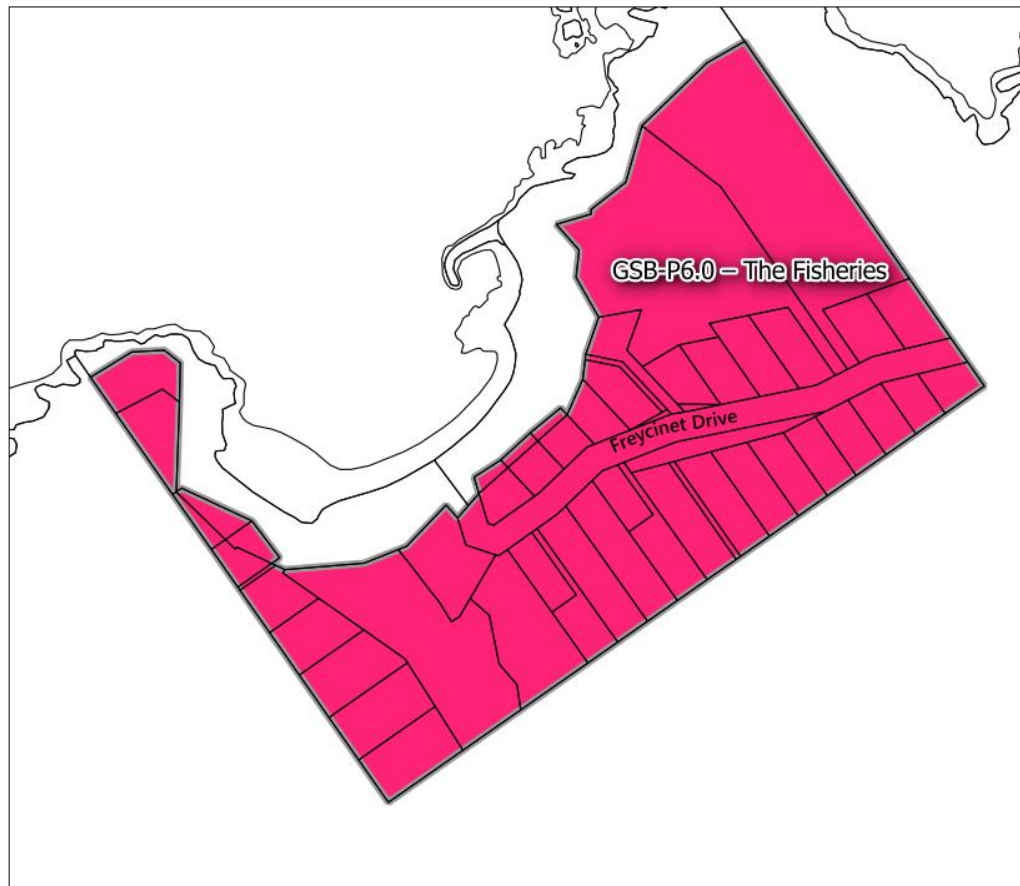


Figure 2 - Particular Purpose Zone – The Fisheries