

Brighton Interim Planning Scheme 2015

No.	Assessment information	Effective date	Text/Map
36	Interim Planning Directive No. 4 – Exemptions, Application Requirements, Special Provisions and Zone Provisions	22 February 2021	Text Last IPS version (before TPS effective)
35	RZ 2020-01 - Insert Bushfire-Prone Areas Overlay maps	9 October 2020	Map
34	BRI-RZ2018-03 - Rezone 13 Gage Road, Gagebrook from General Residential to Local Business.	5 June 2019	Map
33	BRI-RZ2018-04 - Delete Attenuation Area overlay for the quarries at 252 Elderslie Road and 157 William Street, Brighton	24 May 2019	Map
32	BRI-RZ2018-02 - Insert 23 Menin Drive and 241 Brighton Road, Brighton into Table E13.1 Heritage Places of the Historic Heritage Code and rezone a portion of CT 176693/100 from Community Purpose to General Residential.	2 May 2019	Text Map
31	PD-MFP-PD6 AM-BRI-2-2016 - Rezone 108 Lewis Court and 201 Old Beach Road, Old Beach from Particular Purpose Urban Growth to General Residential, Open Space and insert the Tivoli Green Specific Area Plan	9 October 2018	Map
30	PD-MFP-PD6 - Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes	1 July 2018	Text
29	RZ 2017/01 - Rezone part of 1674 Walker Crescent and 115 Cove Hill Road, Bridgewater from Open Space and Light Industrial to General Residential and boundary adjustment	12 June 2018	Map
28	BRI-UA3-2017 - Exempt Extractive industry in E3.0 Landslide Code.	18 May 2018	Text
27	BRI-RZ2017-02 - Delete Attenuation Area overlay relating to sewage treatment plant at 149 William Street, Brighton	17 May 2018	Map
26	BRI UA5-2017 - Rezone part of 141 Brighton Road, Brighton from General Business to General Residential.	15 January 2018	Map
25	BRI UA1-2017 - Insert subdivision standards at clause E15.0 in the Inundation Prone Areas Code for riverine inundation hazard areas	26 September 2017	Text
24	MD-MFP-PD5.1 - New code provisions applied under Planning Directive No. 5.1 – Bushfire-Prone Areas Code	1 September 2017	Text

23	BRI UA4-2017 - Delete clause 19.4.1 P1(d) to remove the 8.5m discretionary height limit in the Open Space zone	22 August 2017	Text
22	MD-MFP-IPD2 - Interim Planning Directive No. 2 – Exemption and Standards for Visitor Accommodation in Planning Schemes. No legislative amendment to the scheme. A note indicates that a planning directive applies.	1 July 2017	Text
21	RZ 2016-04 - Replace Storage use class qualification and add definition for Self Storage	19 April 2017	Text
20a	RZ 2016-04 - Rezone land at Nelsons Building Road, Tea Tree Road, Briggs Road and Kanangra Court from Rural Resource to Rural Living (Area B).	31 March 2017	Map
20	BRI UA8-2016 - Include Extractive Industry as a discretionary use class in the Significant Agricultural zone	3 March 2017	Text
19	MD-MFP-IPD1.1 - Minister issues Interim Planning Directive No. 1.1 – Bushfire-Prone Areas Code to apply to all interim planning scheme	23 February 2017	Text
18	RZ 2016/01 - Rezone lots in Rowe Street and Lachlan Court, Brighton from Rural Living Area C to Rural Living Area B to allow for minimum lot size reduction	23 December 2016	Map
17	RZ 2016/03 - Rezone part of Hurst Street and Cowle Road, Bridgewater from Light Industrial to General Business to allow for cask manufacture and processing	11 November 2016	Text Map
16	BRI UA7/2016 - Rezone part of Boyer Road from Environmental Living to Rural Resource and omit Extractive Industry from the Environmental Living zone use table under discretionary use	16 August 2016	Text Map
15	BRI UA1/2016 - Amend performance criteria for setbacks in the Rural Living, Environmental Living and Rural Resource zones and correct other minor errors	8 June 2016	Text
14	BRI UA4/2016 - Rezone part of the Jordan River Levee Site from Rural Resource to Environmental Management and rezone parts of the Brighton Transport Hub from General Industrial to Rural Resource	13 April 2016	Map
13	BRI UA3/2016 - Amend the definition of 'capable of sensitive use' in the Electricity Transmission Infrastructure Protection Code	21 March 2016	Text
12a	BRI UA5/2016 - Remove the Waterway and Coastal Protection Code overlay from CT 168052/39, at 50 Blackstone Drive, Old Beach.	4 March 2016	Text
12	MD-MFP-IPD1 - Minister issues Interim Planning	23 February 2016	Text

	Directive No. 1 – Bushfire-Prone Areas Code to apply to all interim planning schemes		
11	Planning Directive No. 1 - Minister issues Planning Directive No. 1 - The Format and Structure of Planning Schemes with minor modifications - see	17 February 2016	Text
10	BRI UA1/2016 - Insert new discretionary use class Extractive Industry subject to a site-specific qualification	29 January 2016	Text
9	UA-BRI-11-2015 - Rezone land at Hurst Street, Bridgewater from Light Industrial to General Business	8 January 2016	Text
8	BRI UA10/2015 - Replace the Electricity Infrastructure Protection Code to remove conflict with planning provisions	7 December 2015	Text
7	BRI UA9/2015 - Amend the subdivision standards in various zones by reducing the minimum frontage and minimum access requirement for internal lots	1 December 2015	Text
6	UA-BRI-6-2015 - Rezone properties north of Boyer Road, Dromedary from Environmental Living to Rural Living to reflect zoning in the former planning scheme	13 November 2015	Map
5	UA-BRI-8-2015 - Insert permitted use class Extractive Industry in the General Industrial zone subject to a site-specific qualification	16 October 2015	Text
4	BRI UA5/2015 - Amend overlay maps to include additional attenuation areas and amend the Attenuation Code to prohibit residential use or development in such areas	31 July 2015	Map
3	BRI UA3/2015 - Minor amendments to planning scheme maps and the Rural Living zone local area objectives and desired future character statements	2 July 2015	Text
2	BRI UA1/2015 - Council Rezone lots in Frederick Drive, Jubilee Avenue and Downie Street, Brighton from Particular Purpose to General Residential. BRI UA2/2015 - Council Identify 40 Brighton Road, Brighton as subject to the Highway Services Specific Area Plan. BRI UA4/2015 - Council Replace diagrams 11.4.2A, 11.4.2C and 11.4.2D of the Inner Residential zone.	18 June 2015	Text Map
1	Commencement of scheme under section 80K of the Act	20 May 2015	Text

Important: Planning Directive No. 6 applies from 1 August 2018

Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes applies and must be read in conjunction with this scheme (refer to the Planning Policy Unit website)

Important: Planning Directive No. 7 applies from 16 September 2020

Planning Directive No. 7 - Permits for Temporary Housing in interim planning schemes applies and must be read in conjunction with this scheme (refer to the Planning Policy Unit website).

Foreword

This planning scheme sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

The maps show how land is zoned and the scheme sets out the provisions that apply to use or development of land. The provisions in this planning scheme should be read together with the Act.

The foreword, footnotes and appendices are not legally part of this planning scheme.

They have been added to help users understand the planning scheme and its relationship to the Act. They are a guide only and do not cover all relevant law relating to planning schemes or the planning application and assessment process.

Part A

Purpose and Objectives

1.0 Identification of the Planning Scheme

1.1 Planning Scheme Title

1.1.1 This planning scheme is called the Brighton Interim Planning Scheme 2015.

1.2 Composition of this Planning Scheme

1.2.1 This planning scheme consists of this document and the maps identified.

- (a) Brighton Interim Planning Scheme 2015 – Zoning maps
- (b) Brighton Interim Planning Scheme 2015 – Overlay maps

1.3 Planning Scheme Area

1.3.1 The planning scheme area comprises all the land as identified on the planning scheme maps.

2.0 Planning Scheme Purpose

2.1 Purpose

2.1.1 The purpose of this planning scheme is:

- (a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and
- (b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.

2.2 Regional Land Use Strategy

2.2.1 The Southern Tasmania Regional Vision

A vibrant, liveable and attractive region, providing sustainable growth opportunities that build upon our unique natural and heritage assets and advantages as Australia's southern most region.

2.2.2 The Southern Tasmania Region

The Southern Region of Tasmania is comprised of the 12 local government areas of Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. It is the largest of the three regions of Tasmania in area (38%) and population (48%).

At the heart of the region is the metropolitan area of Greater Hobart flanking the Derwent River and extending over all or part of the local government areas of Brighton, Clarence, Glenorchy, Hobart, Kingborough and Sorell. It has developed into a polycentric city, with activity centres at Clarence, Glenorchy and Kingston now providing significant

secondary foci to compliment the Hobart CBD.

Greater Hobart is the centre of all major social and economic facilities for the region as well as being the capital city and administrative & political centre for Tasmania. It accounts for nearly 86% of the region's population and over 90% of the region's employment opportunities. It is the most populous urban area within the State. Its social and economic interactions significantly influence the remainder of the region, its towns and settlements. It is Australia's 11th largest city, although it is one of the least dense and has one of the highest proportions of single detached dwellings.

The remainder of the region's population is focussed in smaller settlements across coastal areas in the east and south and agricultural and highland districts to the north and the lower-middle Derwent Valley to the west. The two largest settlements outside Greater Hobart are Huonville and New Norfolk, which are set in traditional rural landscapes.

The region is characterised by a diverse landscape. The western half is virtually unpopulated and dominated by the Tasmanian Wilderness World Heritage Area, a rugged landscape of exceptional natural, cultural and aesthetic value. Intensively farmed landscapes predominate on the floors of the Huon, Derwent and Coal River valleys in the south-eastern part of the region, as well as a number of smaller locales. Extensive dry-land farming dominates the midlands district to the north of Greater Hobart where the landscape is more extensively cleared of native vegetation. Elsewhere in the eastern half of the region the landscape is generally a mix of agriculture on lower ground with ridgelines and hilltops generally retaining native vegetation. The central highlands lakes district provides a unique alpine landscape and a world-class wild trout recreational fishery.

The natural setting of Greater Hobart is significant. It is nestled between mountain ranges with a natural treed skyline and foothills forming the backdrop to the City. The River Derwent dissects Greater Hobart with large areas of natural vegetation and almost continuous public access along the foreshore.

The region has a relatively low historic population growth compared to mainland centres with an average annual rate of 0.9% from 2001 to 2008. The population is also aging faster than the national average whilst the average household size had been falling for many decades, and currently stands at 2.4 people per dwelling. Migration interstate has long been a feature of the State's demography.

The region is home to economic drivers of regional, state and national importance. The fishing industry, in particular aquaculture, is of national significance and a major wealth generator for the region. Forestry is a major economic driver within the region, and this sector is currently passing through a significant restructuring and repositioning exercise which will likely result in more emphasis on higher value / lower volume wood products generally. Agriculture has traditionally provided a smaller economic return in the south of the State compared to the other two regions, however the pending expansion of irrigation areas will provide a significant boost to this sector in the near future. The tourism sector provides a range of direct and indirect employment opportunities and continues to be an important contributor to the economy. There are significant opportunities for furthering economic activity within the Southern Ocean and Antarctic research and protection sector, capitalising on the region's unique competitive advantage in terms of geographic position.

2.2.3

The Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy 2010 – 2035 ('the Strategy') is a

broad policy document that will facilitate and manage change, growth and development within Southern Tasmania with a 25 year time horizon. It has been declared by the Minister for Planning pursuant to Section 30C of the *Land Use Planning & Approvals Act 1993* and this planning scheme is therefore required to be consistent with it.

The Strategy sets out 10 'strategic directions' for the region:

- Adopting a more integrated approach to planning and infrastructure.
- Holistically managing residential growth.
- Creating a network of vibrant and attractive activity centres.
- Improving our economic infrastructure.
- Supporting our productive resources.
- Increasing responsiveness to our natural environment
- Improving management of our water resources.
- Supporting strong and healthy communities.
- Making the region nationally and internationally competitive.
- Creating liveable communities.

The Strategy also recognises climate change as a significant challenge and provides for this as an overarching consideration. The regional policies provided within the Strategy necessary to progress towards the above strategic directions are detailed further in Clause 3.0, below, and are not repeated here.

2.2.4 Municipal Setting

Brighton is one of a number of municipalities forming the urban/rural interface of Greater Hobart, forming its northern-most edge on the eastern side of the River Derwent. Located approximately 25 kilometres north-east of the State capital Hobart, the municipality is bordered by Derwent Valley, Southern Midlands and Clarence and is traversed by the Midland Highway and the sole north-south railway line for Tasmania.

The municipal area includes the township of Brighton to the north; centrally positioned suburbs of Bridgewater, Gagebrook and Herdsmans Cove adjacent to the River Derwent; and the suburb of Old Beach to the south and also adjacent to the River Derwent. Large areas of quality agricultural land are inland leading to forested hills providing the western and northern boundaries.

It is a growing community with a municipal population approaching 17,000, which is relatively young with a median age of 31 compared to the State average of 39, at the last census.

Brighton has long encompassed large public housing estates in Bridgewater and Gagebrook. In more recent decades significant private development and a building boom in the Old Beach and Brighton township areas has also occurred, including significant areas of both suburban development and lower density rural-living areas.

The new Transport Hub will become the major transport interchange for the Southern Region supplanting the facility at the Hobart Port. With over 90% of all freight into southern Tasmania arriving via road and rail from the northern Tasmanian ports, this facility is of State significance. A number of associated industrial areas providing for warehousing and freight-related commercial development and clustering industries are expected to continue to develop and, together, will constitute one of the region's three major industrial conglomerations, with the most potential to expand further.

Key employment areas for residents include tradepersons, transport, labourers and administrative and clerical. Brighton exhibits low levels of employment self-sufficiency due in part to its proximity to established employment centres throughout Greater Hobart. Unemployment levels are also above the Tasmanian average. Building upon infrastructure such as the Transport Hub and opportunities due to residential growth will be key to improving these two areas.

The new Brighton Bypass will provide for improved residential amenity and local services through the township of Brighton in addition to facilitating the operation of the Transport Hub and access to greater Hobart generally.

Brighton in the Regional Context

The Brighton municipality is a significant urban growth area, which will be coupled with substantial expected growth in employment opportunities through new and expanded industrial areas capitalising on the Brighton Transport Hub.

These areas are likely to attract new businesses and relocated enterprises from older industrial areas closer to the centre of Greater Hobart where commercial pressures exist to convert to commercial, retail, medium density residential or mixed use.

Under the Regional Land Use Strategy, Brighton is identified as a Major Satellite of Greater Hobart and is envisaged will accommodate 15% of the region's growth over the next 20-25 years, (approximately 2,000 new dwellings). This should be a 50/50 mixture of infill and greenfield development, with the later in the Greenfield Development Precincts of Bridgewater North, Brighton South and Gagebrook/Old Beach. Opportunities for densification have been identified through the Brighton Structure Plan in the inner area close to the Green Point activity centre. The time of the release of the Greenfield Development Precincts is to be determined through a regional overview resulting in a sequencing plan.

Further housing choice is provided through rural living opportunities, which should provide for a range of lot sizes from 0.5 to 2 hectares depending on a range of characteristics including servicing and road infrastructure, relationship to other land uses, topography and land stability and visual amenity. Pursuant to the Regional Land Use Strategy the overall footprint of rural living land should not be increased, at least in the short term.

Green Point is identified as a Major Activity Centre within the Regional Land Use Strategy and sits below the Hobart CBD, Central Glenorchy, Rosny Park and Central Kingston in the regional network. The light industrial and commercial area at Brighton in the vicinity of the Transport Hub also constitutes a Rural Services Centre within the regional activity centre network. The commercial strip through the township of Brighton is recognised regionally as a Local Strip Activity Centre.

Whilst not a large municipal area, Brighton nevertheless contains some significant agricultural districts which are likely to be enhanced and expanded through pending new and extended irrigation schemes. These districts are recognised and their existing and potential agricultural use protected.

3.0 Planning Scheme Objectives

3.0.1 - R Infrastructure: Regional Objectives

Objective:	
To adopt a more integrated approach to planning and infrastructure.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) The efficiency of existing physical infrastructure is maximised.</p> <p>(b) Physical infrastructure and servicing is planned, co-ordinated and delivered in a timely manner to support the regional settlement pattern and specific growth management strategies.</p> <p>(c) An integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner is developed and maintained.</p>	<p>(a) Confining land zoned for urban development to within the Urban Growth Boundary.</p> <p>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Facilitating developer charges for off-site infrastructure provision which send the correct price signals to ensure the most efficient use of infrastructure overall.</p> <p>(d) Protecting the function and safety of transport infrastructure through a road and rail assets code.</p> <p>(e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards.</p> <p>(f) Recognising and protecting major utilities through the use of the Utilities Zone.</p> <p>(g) Protecting land identified for future major roads from inappropriate or premature development by applying the Particular Purpose Zone 2 – Future Road Corridor.</p>

3.0.1 - L Infrastructure: Local Objectives

Objective:	
To adopt a more integrated approach to planning and infrastructure.	
Desired Outcomes:	Outcomes to be achieved by:
(a) A network of pedestrian/cycle ways that provide a high level of connectivity throughout the area for recreation, commuting to workplaces and routine activities.	(a) Protecting and securing land identified as potentially important for the network. (b) Zoning the land appropriately and ensuring that Scheme provisions facilitate improvement and extension of the network.

3.0.2 - R Residential Growth: Regional Objectives

Objective:	
To manage residential growth holistically.	
Desired Outcomes:	Outcomes to be achieved by:
(a) A sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand. (b) Residential growth for Greater Hobart is managed on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability. (c) Greenfield land for residential purposes is provided across the Greenfield Development Precincts identified in the Strategy. (d) Densities are increased to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 m of integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints. (e) Achieve residential infill growth target of 15% (1987 dwellings) (f) A greater mix of residential dwelling types across the area is encouraged with a particular focus on dwelling types that will provide for demographic change including an ageing population. (g) The redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.	(a) Confining land zoned for urban development to within the Urban Growth Boundary. (b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit. (c) Protecting land identified for future urban development (Greenfield Development Precincts) from inappropriate or premature development by applying the Particular Purpose Zone 1 – Urban/Settlement Growth Zone for the Greenfield Development Precincts in the municipal area. (d) Ensuring that the sum of all land zoned for Residential purposes within Greater Hobart does not encompass more than a 10 year supply of residential land at any one point in time. (e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner

<p>(h) The supply of affordable housing is increased.</p>	<p>Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards.</p> <p>(f) Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or if not fully serviced where they are capable of being serviced.</p> <p>(g) Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density).</p> <p>(h) Applying the Inner Residential Zone to inner urban areas where full services exist, in close proximity to good public transport, services, facilities and employment opportunities.</p> <p>(i) Providing zone standards so that land zoned Inner Residential is developed at a minimum of 25 dwellings per hectare (net density), with all forms of residential use permitted.</p> <p>(j) Applying the Low Density Residential Zone only where necessary to manage land values or hazards, where full services are not available and are unlikely to become available, or to acknowledge existing areas or to acknowledge existing low density areas.</p>
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3.0.2 - L Residential Growth: Local Objectives

Objective:	
To manage residential growth holistically.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) The redevelopment to higher densities potential of rural residential areas close to the main urban areas where major constraints due to infrastructure or inherent land constraints such as erosion or skyline protection do not exist.</p>	<p>(a) Provide three different minimum lot sizes within the Rural Living Zone, which have been determined holistically with relation to the proximity of the land to urban areas, land constraints and desired character.</p>

3.0.3 - R Activity Centres: Regional Objectives

Objective:	
To create a network of vibrant and attractive activity centres.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) Employment, retail and commercial uses,</p>	<p>(a) Applying the General Business Zone to the</p>

<p>community services and opportunities for social interaction are focused in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</p> <p>(b) The role and function of the Primary and Principal Activity Centres are reinforced as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</p> <p>(c) Activity Centres focus on people and their amenity and give the priority to creation of pedestrian orientated environments.</p>	<p>core of the Bridgewater Green Point / Cove Hill Activity Centre, being Major Centre within the Activity Centre Network.</p> <p>(b) Applying the General Business Zone to the core of the Brighton Activity Centre, being Rural Service Centre within the Activity Centre Network.</p> <p>(c) Applying the Village zone to Pontville.</p> <p>(d) Preventing out-of-centre commercial development, other than that which services local needs.</p> <p>(e) Providing development standards requiring high quality urban design and pedestrian amenity which provides for active street frontage layouts and respects the character of the urban area.</p> <p>(f) Providing development standards that support improved use of public transport and alternative modes of transport.</p>
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3.0.3 - L Activity Centres: Local Objectives

Objective:	
To create vibrant and attractive activity centres.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) Bridgewater is the primary activity centre within the area and provides for larger scale commercial needs which are located in a functional and efficient manner.</p> <p>(b) Brighton provides for the needs of the local community and its surrounding rural settlements.</p>	<p>(a) Provide sufficient area of General Business Zone to provide for future growth.</p> <p>(b) Utilise precincts within the General Business Zone to ensure the appropriate location of commercial development.</p> <p>(c) Apply the Local Business Zone, Community Purposes Zone and Light Industrial Zone within Brighton in a strategic manner to ensure local needs are provided for, consistent with a consolidated town centre.</p>

3.0.4 - R Economic Infrastructure: Regional Objectives

Objective:	
To improve the region's economic infrastructure.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) The supply of well-sited industrial land is identified, protected and managed to meet regional need across the 5, 15 and 30 year horizons.</p> <p>(b) Existing strategically located export</p>	<p>(a) Applying the General Industrial zone to recognise the medium to higher impact industrial uses in the area.</p> <p>(b) Applying the Light Industrial Zone to recognise the lower level impact industrial</p>

orientated industries are protected and managed.	uses in the area.
(c) Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.	(c) Applying the Port and Marine Zone to recognise the regional strategic importance of the port and marine activities.
	(d) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of an attenuation code.

3.0.4 - L Economic Infrastructure: Local Objectives

Objective:	
To improve the region's economic infrastructure.	
Desired Outcomes:	Outcomes to be achieved by:
(a) The Bridgewater Industrial Estate and the Transport Hub provide a strategic industrial centre of state significance.	(a) Apply the General Industrial Zone to the area and ensure surrounding land use and zonings are appropriate (including the use of buffer areas to protect the industrial area from conflict with other uses).

3.0.5 - R Productive Resources: Regional Objectives

Objective:	
To support the region's productive resources.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Agricultural production on land identified as regionally significant is supported by affording it the highest level of protection from fettering or conversion to non-agricultural uses.	(a) Recognising and protecting districts comprised of substantial areas of identified significant agricultural land by applying the Significant Agriculture Zone.
(b) The value of non-significant agricultural land is managed and protected in a manner that recognises sub-regional diversity in land and production characteristics.	(b) Prohibiting or substantially restricting non-agricultural uses within the Significant Agriculture Zone, allowing for such uses only where ancillary and/or subservient.
(c) Regionally significant extractive industries are supported and protected.	(c) Providing large buffer distance between significant agriculture and residential development, and allow residential development otherwise only where it can be demonstrated that it will not fetter agriculture uses on neighbouring land.
(d) The aquaculture industry is supported.	(d) Restricting subdivision within the Significant Agriculture Zone to that necessary to facilitate the use of the land for agriculture.
(e) The forest industry is supported.	(e) Providing for down-stream processing of agricultural products 'on farm'.
	(f) Minimising the use of significant agricultural land for plantation forestry.

	<p>(g) Providing for non-agricultural resource development, such as forestry, extractive industry and onshore aquaculture facilities within the Rural Resource Zone.</p> <p>(h) Providing subdivision standards in the Rural Resource Zone that are consistent with the optimum size for the predominating agricultural enterprise.</p> <p>(i) Providing for resource processing industries within the Rural Resource Zone.</p>
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3.0.5 - L Productive Resources: Local Objectives

Objective:
There are no additional local objectives.

3.0.6 - R Natural Environment: Regional Objectives

Objective:	
To increase responsiveness to the region's natural environment.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) The region's biodiversity is not significantly diminished and ecosystems' resilience to the impacts of climate change is facilitated.</p> <p>(b) Significant areas of threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these, are recognised and protected.</p> <p>(c) The biodiversity and conservation values of the Reserve Estate are protected.</p> <p>(d) The spread of declared weeds under the <i>Weed Management Act 1999</i> and other weeds of local significance is prevented and their removal is facilitated.</p> <p>(e) There is a response to the risk of soil erosion and dispersive and acid sulphate soils.</p> <p>(f) Significant biodiversity, landscape, scenic and cultural values of the region's coast are recognised and protected.</p> <p>(g) Use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession.</p> <p>(h) The risk of loss of life and property from</p>	<p>(a) Protecting land with the highest environmental values through the application of the Environmental Management Zone.</p> <p>(b) Protecting significant environmental values through codes dealing with biodiversity, landscape, wetlands & waterways and water quality & stormwater.</p> <p>(c) Avoid applying urban zones and the Significant Agriculture Zone to land with significant environmental values.</p> <p>(d) Allow biodiversity 'off sets' to compensate for loss of environmental values if Council policy has determined that such values cannot be lost without compensation.</p> <p>(e) Providing appropriate setbacks for development from the boundaries of reserved land.</p> <p>(f) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites through construction management provisions.</p> <p>(g) Avoiding zoning any further land for urban development identified as at risk from rising sea levels.</p> <p>(h) Back-zoning land identified as potentially at</p>

<p>bushfires is minimised.</p> <p>(i) The risk of loss of life and property from flooding is minimised.</p> <p>(j) Life and property is protected from possible effects of land instability.</p> <p>(k) Land and groundwater is protected from site contamination and progressive remediation of contaminated land required where a risk to human health or the environment exists.</p>	<p>risk from rising sea levels where not substantially developed.</p> <p>(i) Managing areas identified as potentially at risk from rising sea levels through a coastal hazards code.</p> <p>(j) Recognising and protecting climate refugia through appropriate zoning and/or code.</p> <p>(k) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</p> <p>(l) Avoiding zoning any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils for urban development.</p> <p>(m) Recognising areas at risk from bushfire and managing use and development accordingly through a bushfire prone areas code.</p> <p>(n) Recognising areas at risk from flooding and managing use and development accordingly through a flood prone areas code.</p> <p>(o) Recognising areas at risk from land instability and managing use and development accordingly through a landslip code.</p> <p>(p) Recognising areas potentially at risk from site contamination and managing use and development accordingly through a potentially contaminated land code.</p> <p>(q) Recognising areas at risk from soil erosion, dispersive and acid sulphate soils and managing use and development accordingly through construction management provisions and an acid sulphate soils code.</p>
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3.0.6 - L Natural Environment: Local Objectives

Objective:
There are no additional local objectives.

3.0.7 - R Water Resources: Regional Objectives

Objective:	
To improve management of the region’s water resources.	
Desired Outcomes:	Outcomes to be achieved by:
(a) The ecological health, environmental values and water quality of surface and groundwater, including waterways, drinking	(a) Protecting environmental values of waterways generally through a number of

water catchments, wetlands and estuaries are protected and managed.	codes.
(b) Wetlands and waterways are managed for their water quality, scenic, biodiversity, tourism and recreational values.	(b) Minimising loss of riparian native vegetation in particular through a code dealing with wetlands & waterways.
(c) The sustainable use of water is encouraged to decrease pressure on water supplies and reduce long- term cost of infrastructure provision.	(c) Requiring total water cycle management and water sensitive urban design principles to be applied to relevant development.
	(d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites through construction management provisions.
	(e) Facilitating the use of rainwater tanks in residential areas.

3.0.7 - L Water Resources: Local Objectives

Objective:	
To improve management of water resources in the area.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Agriculture is supported by an efficient water reuse system.	(a) Ensure the availability of reuse water is considered when applying zones.

3.0.8 - R Healthy Communities: Regional Objectives

Objective:	
To support strong and healthy communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) High quality social and community facilities are provided to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.	(a) Providing flexibility within the planning scheme for a variety of housing types in all residential areas, and ensuring it does not discriminate against social and affordable housing.
(b) A broad distribution and variety of social housing is provided in areas with good public transport accessibility or in proximity to employment, education and other community services.	(b) Providing flexibility within the planning scheme for the development of aged care and nursing home facilities particularly in close proximity to activity centres and public transport routes.
	(c) Providing for options within the planning scheme to facilitate the aged continuing to live within their communities, and with their families, for as long as possible.
	(d) Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone.
	(e) Including planning scheme provisions pertaining to Crime Protection through

	Environmental Design principles. (f) Applying the Recreation Zone to land accommodating active sporting facilities.
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3.0.8 - L Healthy Communities: Local Objectives

Objective:	
To support strong and healthy communities.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Public land is utilised for wide ranging community benefits, including residential or community service developments where there is strong strategic justification.	(a) Utilise strategic studies, strategies and master plans to inform rezonings and use and development proposals to ensure public land provides public benefits.
(b) The configuration and condition of public open space is continually improved to meet community needs.	(b) Only dispose of public land where there is a clear strategic and community benefit in doing so.

3.0.9 - R Competitiveness: Regional Objectives

Objective:	
To make the Southern Tasmanian region nationally and internationally competitive.	
Desired Outcomes:	Outcomes to be achieved by:
(a) Strategic economic opportunities for Southern Tasmania are supported and protected.	(a) Ensuring key industries are appropriately zoned and provided for.
(b) Innovative and sustainable tourism is provided for the region.	(b) Providing for minor tourism use and development in all appropriate zones.
	(c) Applying the Major Tourism Zone to major tourist sites.
	(d) Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 43A applications.

3.0.9 - L Competitiveness: Local Objectives

Objective:	
To make the Brighton competitive on a State, national and international basis.	
Desired Outcomes:	Outcomes to be achieved by:
(a) The Brighton area becomes a destination to visit, providing cultural, historic and natural attractions.	(a) Apply the Environmental Management Zone in key natural areas to protect their integrity into the future.
	(b) Apply the Village Zone and Heritage Code in Pontville to protect the heritage significance of the area and stimulate appreciation of the area.
	(c) Encourage greater capitalisation and

	<p>appreciation of the rich history of the Brighton – Pontville area, including the nationally significant Aboriginal, colonial, military and immigration history.</p> <p>(d) Apply the Open Space and Community Purposes Zones to facilitate projects that utilise Brighton's attractions and places of interest.</p>
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3.0.10 - R Liveability: Regional Objectives

Objective:	
To create liveable communities.	
Desired Outcomes:	Outcomes to be achieved by:
<p>(a) An integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well-being, amenity, environmental sustainability and the economy.</p> <p>(b) A regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.</p> <p>(c) Aboriginal heritage values within the region are recognised, retained and protected for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>(d) Historic cultural heritage values are recognised, retained and protected within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>(e) Significant cultural landscapes are recognised and managed throughout the region to protect their key values.</p> <p>(f) Archaeological values are recognised and managed throughout the region to preserve their key values.</p>	<p>(a) Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively.</p> <p>(b) Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of at least local significance within a local heritage code, particularly where not recognised and protected at the State level.</p> <p>(c) Ensure development proponents are aware of their responsibilities under the <i>Aboriginal Relics Act 1975</i>.</p> <p>(d) Applying the Environmental Management or Environmental Living zones, or a landscape protection code, to recognised significant landscapes, particularly key skylines and ridgelines around Greater Hobart.</p> <p>(e) Ensuring development standards address open space, design and appearance issues.</p>

3.0.10 - L Liveability: Local Objectives

Objective:
There are no additional local objectives.

Part B

Administration

4.0 Interpretation

4.1 Planning Terms and Definitions

4.1.1 Terms in this planning scheme have their ordinary meaning unless they are defined in the Act or specifically defined in subclause 4.1.3 or in a code in Part E or a specific area plan in Part F.

4.1.2 In this planning scheme a reference to a Use Table is a reference to the Use Table in a zone in Part D or specific area plan in Part F.

4.1.3 In this planning scheme, unless the contrary intention appears:

Act	means the <i>Land Use Planning and Approvals Act 1993</i> .
access	means land over which a vehicle enters or leaves a road from land adjoining a road.
access strip	means land, the purpose of which is to provide access to a road.
adult entertainment venue	means the use of land for the purpose of providing sexually explicit entertainment for adults only, and may include provision of food and drink.
adult sex product shop	means use of land to sell or hire sexually explicit material, including but not limited to: (a) publications classified as restricted under the <i>Classification (Publications, Films and Computer Games) (Enforcement) Act 1995</i> ; and (b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.
agency	means: (a) a department or other agency of Government of the State or of the Commonwealth; or (b) an authority of the State or of the Commonwealth established for a public purpose.
agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.

AHD	means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the Geodetic Datum of Australia Technical Manual version 2.3(1).
amenity	means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
amusement parlour	<p>means use of land for a building that contains:</p> <ul style="list-style-type: none"> (a) 3 or more coin, card, or token operated amusement machines; (b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by 3 or more people simultaneously; (c) 2 or more coin, card, or token operated billiard, snooker, or pool tables; or (d) the conduct of laser games or similar. <p>It does not include gambling machines or premises included in the Hotel industry use class as described in Table 8.2.</p>
ancillary dwelling	<p>means an additional dwelling:</p> <ul style="list-style-type: none"> (a) with a floor area not greater than 60m²; (b) that is appurtenant to a single dwelling; and (c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.
animal pound	means use of land for an enclosure for confining stray or homeless animals.
animal salesyard	means use of land to buy and sell farm animals, and hold such animals for purchase or sale.
annual exceedance probability	means the probability of an event with a certain magnitude being exceeded in any one year.
applicable standard	means as defined in subclause 7.5.2.
application	means an application for a permit made under this planning scheme.
aquaculture	means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.
art and craft centre	means use of land to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings and sculpture.
basement	means a storey either below ground level or that projects no more than one metre above finished ground level.
bed and breakfast establishment	means part of a dwelling used by its resident to provide, on a short-term commercial basis, accommodation and breakfast for persons away from their normal place of residence.
biodiversity	means biological diversity as defined under the <i>Nature Conservation Act 2002</i> .
boarding house	means use of land for a dwelling in which lodgers rent one or more rooms,

	generally for extended periods, and some parts of the dwelling are shared by all lodgers.
boat and caravan storage	means use of land to store boats, caravans, or vehicle-towed boat trailers.
building	means as defined in the Act.
building area	means the area shown on a plan or plan of subdivision to indicate where all buildings will be located.
building envelope	means the three-dimensional space within which buildings are to occur.
building height	means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.
building line	means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.
camping and caravan park	means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.
cinema	means use of land to display films, videos or other moving images to persons for reward.
clearance and conversion	means as defined in the <i>Forest Practices Act 1985</i> .
coastal zone	means as described in section 5 of the <i>State Coastal Policy Validation Act 2003</i> .
communal residence	means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.
consulting room	means use of land by a registered practitioner of any therapeutic art or science, other than service provided by a medical centre.
controlled environment agriculture	means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium. Examples include greenhouses, polythene covered structures, and hydroponic facilities.
council	means as defined in the Act.
crop raising	means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, and vegetables.
day respite centre	means use of land for day-time respite care for the aged or persons with disabilities.
declared weeds	means as defined in the <i>Weed Management Act 1999</i> .
demolition	means the intentional damaging, destruction or removal of any building or works in whole or in part.
desired future character	means the desired character for a particular area set out in the planning scheme.

development	means as defined in the Act.
development area	means the area of land occupied by development including its yard, outbuildings, car parking, driveways, storage areas, landscaping and wastewater disposal areas.
dwelling	means a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
effective date	means the date on which the planning scheme came into effect.
employment training centre	means use of land to provide education and training to jobseekers and unemployed persons.
environmental harm	means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .
environmental nuisance	means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .
existing ground level	when used in respect of a development, means the level of a site at any point before the development occurs.
existing non-conforming use	means a use which is prohibited under the planning scheme but is one to which ss12(1)-(7) of the Act applies.
finished ground level	when used in respect of a development, means the level of a site at any point after the development has been completed.
forestry operations	means as defined in the Act.
Forest Practices Plan	means a Forest Practices Plan under the Forest Practices Code 2000.
frontage	means a boundary of a lot which abuts a road.
function centre	means use of land, by arrangement, to cater for private functions, and in which food and drink may be served. It may include entertainment and dancing.
funeral parlour	means use of land to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.
gross floor area	means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.
habitable building	means a building of Class 1 - 9 of the Building Code of Australia.
habitable room	means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
habitat corridor	means an area or network of areas, not necessarily continuous, which enables migration, colonisation or interbreeding of flora or fauna species between two or more areas of habitat.
home-based business	means use of part of a dwelling by a resident for non-residential purposes if: (a) no more than 50m ² of floor area of the dwelling is used for the non-

	<p>residential purposes;</p> <p>(b) the person conducting the business normally uses the dwelling as their principal place of residence;</p> <p>(c) it does not involve employment of more than 2 workers who do not reside at the dwelling;</p> <p>(d) any load on a utility is no greater than for a domestic use;</p> <p>(e) there is no activity that causes electrical interference to other land;</p> <p>(f) there is, on the site, no storage of hazardous materials;</p> <p>(g) there is, on the site, no display of goods for sale;</p> <p>(h) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m² in area;</p> <p>(i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident;</p> <p>(j) not more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and</p> <p>(k) all vehicles used by the business are parked on the site.</p>
hostel	means a supervised place of accommodation, usually supplying board and lodging for students, nurses or the like.
hours of operation	means the hours that a use is open to the public or conducting activities related to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.
intensive animal husbandry	means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a cattle feedlot, broiler farm or piggery.
internal lot	<p>means a lot:</p> <p>(a) lying predominantly behind another lot; and</p> <p>(b) having access to a road by an access strip, private road or right of way.</p>
junction	means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.
land	means as defined in the Act.
Level 2 Activity	means as defined under the <i>Environmental Management and Pollution Control Act 1994</i> .
level crossing	means as defined in section 35 of the <i>Rail Infrastructure Act 2007</i> .
liquid fuel depot	means use of land for the storage, wholesale and distribution of liquid fuel.
local historic heritage significance	means the significance in relation to a heritage place or heritage precinct as identified in a code relating to heritage values, or in a report prepared by a suitably qualified person if not identified in the code.
local shop	means land used for the sale of grocery or convenience items where the gross floor area does not exceed 200 m ² .

lot	means a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the <i>Strata Titles Act 1998</i> .
marina	means use of land to moor boats, or store boats above or adjacent to the water. It includes boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.
marine farming shore facility	means use of land to provide on-shore support infrastructure and facilities for off-shore aquaculture but does not include processing of fish.
market	means use of land to sell goods, including but not limited to foodstuffs, from stalls.
medical centre	means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.
mezzanine	means an intermediate floor within a room.
minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.
motel	means use of land to provide accommodation in serviced rooms for persons away from their normal place of residence, where provision is made for parking of guests' vehicles convenient to their rooms.
motor repairs	means use of land to repair or service motor vehicles, and includes the fitting of motor vehicle accessories.
motor vehicle, boat or caravan sales	means use of land to sell or hire motor vehicles, boats, or caravans. It includes the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories for motor vehicles, boats or caravans.
multiple dwellings	means 2 or more dwellings on a site.
museum	means use of land to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.
native vegetation	means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.
natural ground level	means the natural level of a site at any point.
net density	means the density of development excluding areas set aside for roads and public open space.
office	means use of land for administration, or clerical, technical, professional or other similar business activities.
outbuilding	means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.
outdoor recreation facility	means use of land for outdoor leisure, recreation, or sport.
overnight camping area	means the use of land which is open to public use for holiday and recreational purposes, which purposes involve primarily the setting up and use of tents for

	overnight accommodation.
panel beating	means use of land to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.
permit	means as defined in the Act.
planning authority	means the
plantation forestry	means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
plot ratio	means the gross floor area of all buildings on the site divided by the area of the site.
primary frontage	means, where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.
primary produce sales	means use of land to sell unprocessed primary produce grown on the land or adjacent land.
prime agricultural land	means agricultural land classified as Class 1, 2 or 3 land using the Class Definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.
private garden	means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.
private open space	means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.
protrusion	means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.
public art gallery	means use of land to display works of art including ceramics, furniture, glass, paintings, sculptures and textiles, which land is maintained at the public expense, under public control and open to the public generally.
public land	means land owned or managed by the Crown, a State authority or a council.
public open space	means land for public recreation or public gardens or for similar purposes.
rail authority	means the agency, authority or business enterprise which has responsibility for rail infrastructure in Tasmania.
railway	means as defined in the <i>Rail Infrastructure Act 2007</i> .
refuse disposal	means use of land to dispose of refuse by landfill, incineration, or other means.
regional land use strategy	means as defined in the Act.
remand centre	means use of land for an institution to which accused persons are sent for detention while awaiting appearance before a court.

reserve management plan	means a management plan prepared under the <i>National Parks and Reserves Management Act 2002</i> , the <i>Wellington Park Act 1993</i> or the <i>Living Marine Resources Act 1995</i> , or a plan of management prepared for an area reserved under the <i>Crown Lands Act 1976</i> .
residential aged care facility	means use of land for accommodation and personal or nursing care for the aged. It includes recreational, health or laundry facilities and services for residents of the facility.
retirement village	means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.
ribbon development	means a band of development extending along one or both sides of a road or along the coast.
road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
road authority	means for State highways or subsidiary roads, within the meaning of the <i>Roads and Jetties Act 1935</i> , the Minister administering that Act and in relation to all other roads, the Council having the control of such road.
scrap yard	mean use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.
self storage	means use of land to store goods in individual enclosed compartments.
sensitive use	means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.
service station	means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes: <ul style="list-style-type: none"> (a) selling or installing of motor vehicle accessories or parts; (b) selling of food, drinks and other convenience goods; (c) hiring of trailers; and (d) servicing or washing of motor vehicles.
serviced apartment	means use of land to provide accommodation for persons, who are away from their normal place of residence, in a furnished, self-contained room or suite of rooms designed for short- term and long-term stays, which provides amenities for daily use such as kitchen and laundry facilities.
setback	means the distance from any lot boundary to a building on the lot.
shipping container storage	means use of land to store shipping containers and if such use is made of the land, includes the cleaning, repair, servicing, painting or fumigation of the shipping containers.
sign	means a device that is intended to give information, advertise or attract attention to a place, product, service or event.
single dwelling	means a dwelling on a lot on which no other dwelling is situated, or a dwelling

	and an ancillary dwelling on a lot on which no other dwelling is situated.
site	means the lot or lots on which a use or development is located or proposed to be located.
site area per dwelling	means the area of the site (excluding any access strip) divided by the number of dwellings.
site coverage	means the proportion of a site (excluding any access strip) covered by roofed buildings.
solar energy installation	means a solar panel, evacuated tube solar collectors, or the like.
solid fuel depot	means use of land to sell solid fuel, such as briquettes, coal, and firewood.
standard	means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.
State authority	means as defined in the Act.
State-reserved land	means: <ul style="list-style-type: none"> (a) land owned by the Crown or a State authority and reserved for any purpose under the <i>Nature Conservation Act 2002</i>, or the <i>Crown Lands Act 1976</i>; or (b) fee simple land reserved for any purpose under the <i>Nature Conservation Act 2002</i> where the Director of Parks and Wildlife is the managing authority.
State waters	means as defined in s.5 of the <i>Living Marine Resources Management Act 1995</i> .
storey	means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.
streetscape	means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape with respect to a particular site, the above factors are relevant if within 100 m of the site.
subdivide	means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: <ul style="list-style-type: none"> (a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building; (b) a lease of airspace around or above a building; (c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years; (d) the creation of a lot on a strata scheme or a staged development scheme under the <i>Strata Titles Act 1998</i>; or (e) an order adhering existing parcels of land.

subdivision	means the act of subdividing or the lot subject to an act of subdividing.
suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.
take away food premises	means use of land to prepare and sell food and drink primarily for immediate consumption off the premises.
threatened vegetation	means a threatened native vegetation community that is listed in Schedule 3A of the <i>Nature Conservation Act 2002</i> or a threatened native ecological community that is listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth).
traffic impact assessment	means a study prepared by a suitably qualified person that shows the likely effects of traffic generated by use or development on the local environment and on the road or railway networks or both in terms of safety, efficiency and amenity, having regard to present and assumed future conditions. It includes recommendations on measures to be taken to maintain the safety and efficiency of the road or railway networks.
turf growing	means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.
use	means as defined in the Act.
vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.
veterinary centre	means land used to: <ul style="list-style-type: none"> (a) diagnose animal diseases or disorders; (b) surgically or medically treat animals; or (c) prevent animal diseases or disorders, and includes keeping animals on the premises for those purposes.
video shop	means use of land to hire out videos, films and computer games.
wall height	means the vertical distance from natural ground level immediately below the wall to the uppermost part of the wall excluding any roof element.
waste transfer station	means use of land to receive and temporarily store waste before it is disposed of elsewhere.
watercourse	means a defined channel with a natural or modified bed and banks that carries surface water flows.
wetland	means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports plants adapted to partial or full inundation and includes an artificial wetland.
wharf	means use of land to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.
winery	means use of land for the manufacture of vineyard products and if land is so used, includes the display and sale of vineyard products, and the preparation and sale of food and drink for consumption on the premises.

visitor centre	means land used for the principal purpose of providing information to tourists and may include incidental retail sales and supplementary services to tourism.
works	means as defined in the Act.

5.0 Exemptions

5.0.1 Use or development described in Table 5.1 – 5.6 is exempt from requiring a permit under this planning scheme provided it meets the corresponding requirements.

5.0.2 Use or development which, under the provisions of the Act, including ss12(1) – (4) a planning scheme is not to prevent, does not require a permit.

5.0.3 Excluding the exemption for emergency works at 5.3.1, in the coastal zone, no development listed in Table 5.1 –

5.6 is exempt from this planning scheme if it is to be undertaken on actively mobile landforms as referred to in clause 1.4 of the Tasmanian *State Coastal Policy 1996*.

Development must not be located on actively mobile landforms in the coastal zone, unless for engineering or remediation works to protect land, property and human life in accordance with clause 1.4.1 and 1.4.2 in the *State Coastal Policy 1996*.

Table 5.1 Exempt use

	Use	Requirements
5.1.1	bee keeping	The use of land for bee keeping.
5.1.2	occasional use	If for infrequent or irregular sporting, social or cultural events.
5.1.3	home occupation	<p>If:</p> <ul style="list-style-type: none"> (a) not more than 40m² of gross floor area of the dwelling is used for non-residential purposes; (b) the person conducting the home occupation normally uses the dwelling as their principal place of residence; (c) it does not involve employment of persons other than a resident; (d) any load on a utility is no more than for a domestic use; (e) there is no activity that causes electrical interference to other land; (f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site; (g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m² in area; (h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site; (i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and <p>any vehicle used solely for non-residential purposes must be parked on the site.</p>

5.1.4	markets	If on public land.
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Table 5.2 Exempt infrastructure use or development

	Use or development	Requirements
5.2.1	dam construction works	Works that are directly associated with construction of a dam approved under the <i>Water Management Act 1999</i> , including the construction of vehicular access, vegetation removal and bulk soil excavations, are exempt if contained on the same site as the dam.
5.2.2	stormwater infrastructure	Provision, removal, maintenance and repair of pipes, open drains and pump stations for the reticulation or removal of stormwater by, or on behalf of, the Crown, a council or a State authority unless a code relating to landslip hazards applies and requires a permit for the use or development.
5.2.3	irrigation pipes	<p>The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland, unless there is:</p> <ul style="list-style-type: none"> (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity; (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or (f) the removal of any threatened vegetation.
5.2.4	road works	<p>Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including:</p> <ul style="list-style-type: none"> (a) widening or narrowing of existing carriageways; (b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development; or (c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.
5.2.5	vehicle crossings,	If:

	junctions and level crossings	<p>(a) development of a vehicle crossing, junction or level crossing:</p> <ul style="list-style-type: none"> (i) by the road or rail authority; or (ii) in accordance with the written consent of the relevant road or rail authority; or <p>(b) use of a vehicle crossing, junction or level crossing by a road or railway authority.</p>
5.2.6	minor communications infrastructure	<p>If:</p> <ul style="list-style-type: none"> (a) development of low impact facilities as defined in Parts 2 and 3 of the Telecommunications (Low-Impact Facilities) Determination 2018; (b) works involved in the inspection of land to identify suitability for telecommunications infrastructure; (c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority; (d) works involved in the maintenance of telecommunication infrastructure; (e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the <i>Telecommunications Act 1997</i>; (f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles; (g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks; or (h) works involved in the installation, for purposes in connection with the installation of the National Broadband Network, of a: <ul style="list-style-type: none"> (i) galvanised steel service pole, no more than 6.6m in height above existing ground level, and 0.2m in diameter; or (ii) timber service pole, no more than 10.2m in height above existing ground level, and 0.42m in diameter, <p>unless a code relating to the protection of airports applies and requires a permit for the use or development.</p>
5.2.7	provision of linear and minor utilities and infrastructure	<p>If by or on behalf of the State Government, a Council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a Statutory authority, of electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings, unless there is:</p> <ul style="list-style-type: none"> (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (b) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity; (c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; (d) the removal of any threatened vegetation; or (e) land located within 30m of a wetland or watercourse.

5.2.8	upgrades of linear and minor utilities and infrastructure	<p>If minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.3) such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:</p> <p>(a) minor widening or narrowing of existing carriageways; or</p> <p>(b) making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping,</p> <p>unless the following apply:</p> <p>(c) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; or</p> <p>(d) the removal of any threatened vegetation.</p>
5.2.9	maintenance and repair of linear and minor utilities and infrastructure	<p>If by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, maintenance and repair of:</p> <p>(a) electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings; and</p> <p>(b) infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.3) such as roads, rail lines, drains, sewers, power lines and pipelines.</p>
5.2.10	minor infrastructure	Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, rubbish bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority.
5.2.11	navigation aids	Provision, maintenance and modification of any sort of marker which aids in navigation of nautical or aviation craft such as lighthouses, buoys, fog signals, landing lights, beacons, and the like, unless a code relating to the protection of airports applies and requires a permit for the use or development.
5.2.12	electric car charger	Provision and maintenance if in a car park.

Table 5.3 Exempt building and works

	Use or development	Requirements
5.3.1	emergency works	Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.
5.3.2	maintenance	maintenance and repair of buildings including:

	ce and repair of buildings	<p>(a) repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site; and</p> <p>(b) re-cladding and re-roofing using different materials or painting of previously unpainted surfaces provided this does not involve a place or precinct listed in a heritage code that is part of this planning scheme.</p>
5.3.3	temporary buildings or works	The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.
5.3.4	unroofed decks	<p>If:</p> <p>(a) not attached to or abutting a habitable building; and</p> <p>(b) the floor level is less than 1m above existing ground level,</p> <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>
5.3.5	outbuildings	<p>Outbuildings if:</p> <p>(a) there are not more than 2 on a lot with:</p> <ul style="list-style-type: none"> (i) a gross floor area not more than 10m²; (ii) no side is more than 3.2m; and (iii) building height is not more than 2.4m; <p>(b) there are not more than 1 on a lot with:</p> <ul style="list-style-type: none"> (i) a gross floor area not more than 18m²; (ii) a roof span not more than 3m; (iii) building height is not more than 2.4m; (iv) a distance of not less than 0.9m from a building; (v) a setback of not less than 0.9m; (vi) no change in existing ground level as a result of cut or fill of more than 0.5m; and <p>(c) not between a frontage and the building line or on a lot with no buildings, not less than the relevant setback from a frontage,</p> <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>
5.3.6	buildings and works in the Rural Resource Zone or Significant Agricultural Zone	<p>If for:</p> <p>(a) the construction of buildings or works, other than a dwelling, that are directly associated with, and a subservient part of, an agricultural use if:</p> <ul style="list-style-type: none"> (i) individual buildings do not exceed 100m² in gross floor area; (ii) the setback from all property boundaries is not less than 30m; (iii) no part of the building or works are located within 30m of a wetland or watercourse; (iv) no part of the building or works encroach within any service

		<p>easement or within 1m of any underground service; and</p> <p>(v) the building or works are not located on prime agricultural land, unless there is:</p> <p>(b) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;</p> <p>(c) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;</p> <p>(d) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;</p> <p>(e) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;</p> <p>(f) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or</p> <p>(g) the removal of any threatened vegetation.</p>
5.3.7	demolition of exempt buildings	The demolition in whole or in part of a building, the erection of which would be exempt under this planning scheme.
5.3.8	garden structures	<p>Garden structures, such as a pergola, garden arch, trellis or frame, if:</p> <p>(a) the total area is no greater than 20m²;</p> <p>(b) the height is no more than 3m above ground level; and</p> <p>(c) it is uncovered or covered by an open-weave permeable material that allows water through,</p> <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>
5.3.9	Outbuilding in the Rural Living Zone, Rural Resource Zone and Significant Agricultural Zone	<p>(a) Use or development described in section (b) below is exempt from requiring a permit under this planning scheme, unless it involves:</p> <p>(i) a place or precinct listed in a heritage code that is part of this planning scheme;</p> <p>(ii) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on scenic or landscape values;</p> <p>(iii) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or</p> <p>(iv) the removal of any threatened vegetation.</p> <p>(b) The construction of an outbuilding in the Rural Living Zone, Rural Resource Zone or Significant Agricultural Zone for Residential use if:</p> <p>(i) the outbuilding is associated with an existing dwelling or within the farm homestead precinct;</p> <p>(ii) gross floor area of the outbuilding is no more than 54m²;</p> <p>(iii) total gross floor area of all outbuildings on the lot is no more 108m²;</p>

		<ul style="list-style-type: none"> (iv) setback to any boundary complies with the relevant zone standard; (v) setback to frontage is no less than any other building on the lot, (excluding a fence); (vi) building height is no more than 6m and the height of any wall is no more than 4m; (vii) exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent; (viii) no part of the building or works are located within 30m of a wetland or watercourse; and (ix) no part of the building or works encroach within any service easement or within 1m of any underground service.
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Table 5.4 Vegetation exemptions

	Use or development	Requirements
5.4.1	vegetation removal for safety or in accordance with other Acts	<p>If for:</p> <ul style="list-style-type: none"> (a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the <i>Forest Practices Act 1985</i>, unless for the construction of a building or the carrying out of any associated development; (b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the <i>Forest Practices Regulations 2017</i>; (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development; (d) fire hazard reduction required in accordance with the <i>Fire Service Act 1979</i> or an abatement notice issued under the <i>Local Government Act 1993</i>; (e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a plan for fire hazard management endorsed by the Tasmanian Fire Service, Sustainable Timbers Tasmania, the Parks and Wildlife Service, or council; (f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection; (g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or (h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence.

5.4.2	planting, clearing or modification of vegetation on pasture or cropping land	<p>If for the landscaping and the management of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation, unless there is:</p> <ul style="list-style-type: none"> (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken; (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity; (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; (f) the removal of any threatened vegetation; or (g) land located within 30m of a wetland or watercourse.
5.4.3	landscaping and vegetation management	<p>Landscaping and vegetation management within a private garden, public garden or park, or within State-reserved land or a council reserve, if:</p> <ul style="list-style-type: none"> (a) the vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant; or (b) the vegetation is not specifically listed and described as part of a historic heritage place or a significant trees in the relevant interim planning schemes, <p>unless the management is incidental to the general maintenance.</p>
5.4.4	vegetation rehabilitation works	<p>The planting, clearing or modification of vegetation for:</p> <ul style="list-style-type: none"> (a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed; (b) the removal or destruction of declared weeds or environmental weeds listed under a strategy or management plan approved by a council; (c) water quality protection or stream bank stabilisation works approved by the relevant State authority or a council; (d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan or the like, provided the agreement or plan has been endorsed or approved by the relevant State authority or a council; or (e) the implementation of a mining and rehabilitation plan approved under the terms of a permit, an Environment Protection Notice, or rehabilitation works approved under the <i>Mineral Resources Development Act 1995</i>.

Table 5.5 Renewable energy exemptions

	Use or development	Requirements
5.5.1	ground mounted solar energy installations	If covering an area of not more than 18m ² , unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.5.2	roof mounted solar energy installations	Unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.5.3	wind turbines and anemometers	Use or development described in clauses 5.5.4 and 5.5.5 is exempt from requiring a permit under this planning scheme, unless it involves: <ul style="list-style-type: none"> (a) a place or precinct listed in a heritage code that is part of this planning scheme; (b) the removal of any threatened vegetation; (c) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on scenic or landscape values; (d) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on biodiversity values or is otherwise within 100m of a wetland; or (e) building or works within any service easement or within 1m of any underground service.
5.5.4	wind turbines	One free standing wind turbine per lot, unless within the Inner Residential Zone, General Residential Zone, Low Density Residential Zone or a Particular Purpose Zone, if: <ul style="list-style-type: none"> (a) no part of the structure is closer to a frontage than any other building on the lot (excluding a fence); (b) no part of the structure is within 15m of any boundary; (c) the height of the pole above natural ground level is no higher than: <ul style="list-style-type: none"> (i) 15m in the Commercial Zone or General Business Zone; or (ii) 20m in the General Industrial Zone, Light Industrial Zone, Port and Marine Zone, Rural Resource Zone, Significant Agricultural Zone, or Utilities Zone; and (iii) 12m in any other zone; and (d) no part of the structure is closer to a sensitive use on another lot than: <ul style="list-style-type: none"> (i) 60m if the wind turbine has a energy generation potential of 10kW or less; or

		(ii) 250m if the wind turbine has a energy generation potential of 10kW or more.
5.5.5	anemometers	The temporary installation of an anemometer provided that the anemometer and all traces of works associated with the anemometer are removed no more than 36 months after the commencement of wind measurements and all land affected is rehabilitated within a further period of 12 months.

Table 5.6 Miscellaneous exemptions

	Use or development	Requirements
5.6.1	use or development in a road reserve or on public land	If: <ul style="list-style-type: none"> (a) for outdoor dining facilities, signboards, roadside vendors and stalls which have been granted a licence under the Council's relevant By-Law; or (b) use and development of a community garden on a public reserve.
5.6.2	fences not within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	The construction or demolition of: <ul style="list-style-type: none"> (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level; (b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage (excluding a fence under subclause 5.6.3) and not more than a total height of 1.2m above natural ground level; (c) fencing of agricultural land or for protection of wetlands and watercourses; (d) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone; (e) fencing for security purposes, no higher than 2.8m, at an airport, unless there is: (f) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (g) the removal of any threatened vegetation; or (h) land located within 30m of a wetland or watercourse.
5.6.3	fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	Fences (including free-standing walls) within 4.5m of a frontage, if located in the General Residential Zone or Inner Residential Zone if not more than a height of: <ul style="list-style-type: none"> (a) 1.2m above existing ground level if the fence is solid; or (b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights), unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.

5.6.4	temporary fencing	If for public safety, construction works or occasional sporting, social or cultural events.
5.6.5	retaining walls	Retaining walls, excluding any land filling, if: (a) it has a setback of not less than 1.5m from any boundary; and (b) it retains a difference in ground level of less than 1m, unless a code relating to historic heritage values, significant trees, or landslip hazards, applies and requires a permit for the use or development.
5.6.6	hot water cylinders	If attached, or located, to the side or rear of a building, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.6.7	minor structures	If: (a) they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, and air- conditioners; or (b) they are incidental to any use or development including: (i) a maximum of 2 masts for telecommunications or flagpoles provided each are no more than 6m in length; (ii) one satellite dish no more than 2m in diameter, unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.
5.6.8	strata division	Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.
5.6.9	signs	Signs exempt under clause E17.4.

6.0 Limited Exemptions

This clause number is not used in this planning scheme.

7.0 Planning Scheme Operation

7.1 Special Provisions

7.1.1 Part C sets out provisions, for certain types of use or development, that are not specific to any zone, specific area plan, or area to which a code applies.

7.1.2 Where there is a conflict between a provision in a zone, specific area plan or code and a special provision in Part C, the special provision in Part C prevails.

7.2 Operation of Zones

7.2.1 The planning scheme area is divided into zones in respect of which the primary controls for the use or development of land are set out.

- 7.2.2 The planning scheme maps show how land is zoned.
- 7.2.3 Part D sets out the zones and the use and development standards applying to each zone.

7.3 Operation of Codes

- 7.3.1 Part E specifies codes that identify areas or planning issues which require compliance with additional provisions set out in the codes.
- 7.3.2 Overlays on the maps may be used to indicate the areas where codes apply.
- 7.3.3 Codes set out provisions for:
 - (a) particular types of use or development that may apply to more than one zone; and
 - (b) matters that affect land that cannot be described by zone boundaries.
- 7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

7.4 Operation of Specific Area Plans

- 7.4.1 Part F sets out specific area plans, which plans identify areas either within a single zone or covered by a number of zones, and set out more detailed planning provisions for use or development in those areas.
- 7.4.2 Where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

7.5 Compliance with Applicable Standards

- 7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.
- 7.5.2 A standard in a zone, specific area plan or code is an applicable standard if:
 - (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
 - (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.
- 7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.
- 7.5.4 The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.

7.6 Existing permits

- 7.6.1 Existing permits, validly issued under a planning scheme in operation prior to the making of this planning scheme, continue to have effect provided the permit has not expired in accordance with section 53(5) or (7) of the Act.

8.0 Assessment of an Application for Use or Development

8.1 Application Requirements

8.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.

8.1.2 An application must include:

- (a) a signed application form;
- (b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- (c) details of the location of the proposed use or development;
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- (e) a full description of the proposed use or development.

8.1.3 In addition to the information that is required by clause 8.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- (b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services; (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site; (xiv) any proposed open space, common space, or facilities on the site; and

- (xv) proposed subdivision lot boundaries;
- (c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (i) the internal layout of each building on the site;
 - (ii) the private open space for each dwelling;
 - (iii) external storage spaces;
 - (iv) parking space location and layout;
 - (v) major elevations of every building to be erected;
 - (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (viii) materials and colours to be used on roofs and external walls.

8.2 Categorising Use or Development

- 8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.
- 8.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.
- 8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.
- 8.2.4 If a use or development does not readily fit any use class, it must be categorised into the most similar use class.
- 8.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a use class.

Table 8.2 Use Classes

Use Class	Description
Bulky goods sales	use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.
Business and professional services	use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.
Community meeting and entertainment	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and

	theatre.
Crematoria and cemeteries	use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.
Custodial facility	use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or during judicial proceedings. Examples include a prison, remand centre and any other type of detention facility.
Domestic animal breeding, boarding or training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.
Educational and occasional care	use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.
Emergency services	use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.
Equipment and machinery sales and hire	use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive industry	use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
Food services	use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.
General retail and hire	use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop
Hospital services	use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.
Hotel industry	use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.
Manufacturing and processing	use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.
Motor racing facility	use of land (other than public roads) to race, rally, scramble or test vehicles, including go- karts, motor boats, and motorcycles, and includes other competitive motor sports.
Natural and	use of land to protect, conserve or manage ecological systems, habitat, species,

cultural values management	cultural sites or landscapes.
Passive recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
Pleasure boat facility	use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. An example is a marina.
Port and shipping	<p>use of land for:</p> <p>(a) berthing, navigation, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or</p> <p>(b) maintenance dredging.</p> <p>Examples include berthing and shipping corridors, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.</p>
Recycling and waste disposal	use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.
Research and development	use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.
Resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.
Resource processing	use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.
Service industry	use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.
Sports and recreation	use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.
Storage	use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage,

	warehouse and wood yard.
Tourist operation	use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.
Transport depot and distribution	use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.
Utilities	<p>use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <p>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</p>
Vehicle fuel sales and service	use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.
Vehicle parking	use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.
Visitor accommodation [S1]	use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Footnotes

[S1] This definition is suspended, for the current definition refer to Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes.

8.3 Qualification of Use

8.3.1 A use class may be subject to qualification in a Use Table which provides for conditions or limitations on the use class.

8.4 Requirement for a Permit

8.4.1 Except as provided in subclauses 8.5 and 8.6, use or development of land must not be commenced or carried out:

- (a) without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme; or

(b) in a manner contrary to the conditions and restrictions of a permit.

8.4.2 A change from an individual use to another individual use whether within the same use class or not requires a permit unless the planning scheme specifies otherwise.

8.5 Exempt Use or Development

8.5.1 A permit is not required to commence or carry out a use or development if it is exempt from requiring a permit under clauses 5.0 or 6.0.

8.6 No Permit Required

8.6.1 A permit is not required to commence or carry out a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use for which no permit is required;
- (b) the use or development does not rely on a performance criterion to comply with an applicable standard;
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme; and
- (d) a permit for such use and development is not required by a Code.

8.7 Permitted Use or Development

8.7.1 A use or development must be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is permitted;
- (b) the use or development complies with each applicable standard and does not rely on a performance criterion to do so; and
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme.

8.8 Discretionary Use or Development

8.8.1 The planning authority has a discretion to refuse or permit a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;
- (b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or
- (c) it is discretionary under any other provision of the planning scheme,
- (d) and the use or development is not prohibited under any other provision of the planning scheme.

8.9 Prohibited Use or Development

8.9.1 A use or development must not be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is prohibited;
- (b) the use or development does not comply with an acceptable solution for an

- applicable standard and there is no corresponding performance criterion; or
- (c) it is prohibited under any other provision of the planning scheme.

8.10 Determining Applications

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

8.10.2 In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement for the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan,

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

8.10.3 In determining an application for any permit the planning authority must not take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.

8.11 Conditions and Restrictions on a Permit

8.11.1 When deciding whether to attach conditions to a permit, the planning authority may consider the matters contained in subclauses 8.10.1 and 8.10.2.

8.11.2 Conditions and restrictions imposed by the planning authority on a permit may include:

- (a) requirements that specific things be done to the satisfaction of the planning authority;
- (b) staging of a use or development, including timetables for commencing and completing stages;
- (c) the order in which parts of the use or development can be commenced;
- (d) limitations on the life of the permit; and
- (e) requirements to modify the development in accordance with predetermined triggers, criteria or events.

8.11.3 The planning authority may also impose conditions on a permit to minimise impact from construction works on the environment and infrastructure and to ensure that works will be undertaken in accordance with best practice management that limits the potential for significant impacts arising from the following:

- (a) soil loss and associated sedimentation of watercourses, wetlands and stormwater infrastructure;

- (b) the spread of weeds;
- (c) the spread of soil pathogens;
- (d) unsatisfactorily managed waste; and
- (e) carparking, traffic flow and circulation during construction.

Part C

Special Provisions

9.0 Special provisions

9.1 Changes to an Existing Non-conforming Use

- 9.1.1 Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:
- (a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or
 - (b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or
 - (c) for a minor development to a non-conforming use, where there is -
 - (a) no detrimental impact on adjoining uses; or
 - (b) the amenity of the locality; and
 - (c) no substantial intensification of the use of any land, building or work,
- In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

9.2 Development for Existing Discretionary Uses

- 9.2.1 Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

9.3 Adjustment of a Boundary

- 9.3.1 An application for a boundary adjustment is permitted and a permit must be granted if:
- (a) no additional lots are created;
 - (b) there is only minor change to the relative size, shape and orientation of the existing lots;
 - (c) no setback from an existing building will be reduced below the applicable minimum setback requirement;
 - (d) no frontage is reduced below the applicable minimum frontage requirement; and
 - (e) no lot boundary that aligns with a zone boundary will be changed.

9.4 Demolition

- 9.4.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an

application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place

9.5.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a heritage place in a code relating to historic heritage values that would otherwise be Prohibited is Discretionary.

9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

- (a) the local historic heritage significance of the heritage place; or
- (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

9.5.3 In determining an application the planning authority must have regard to:

- (a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;
- (b) any statement of local historic heritage significance and historic heritage values, as described in a code relating to historic heritage values;
- (c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
 - (i) the local historic heritage significance of the heritage place or heritage precinct; and
 - (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;
- (d) any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013;
- (e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;
- (f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;
- (g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the *Historic Cultural Heritage Act 1995*;
- (h) the purpose and provisions of the applicable zone; and
- (i) the purpose and provisions of any applicable code.

9.6 Change of Use

9.6.1 A permit is not required for a change of use from an existing lawful use to another use in the same Use Class if:

- (a) the use is not otherwise Prohibited or Discretionary under any provision of the planning scheme;

- (b) the use complies with all applicable standards and does not rely on any Performance Criteria to do so; and
- (c) there is no:
 - (i) increase in the gross floor area of the use;
 - (ii) increase in the requirement for parking spaces under a code relating to parking;
 - (iii) change in the arrangements for site access, parking, or for the loading and servicing of vehicles on the site;
 - (iv) change in arrangements for the use of external areas of the site for display, operational activity or storage;
 - (v) increase in emissions or change in the nature of emissions;
 - (vi) increase in the required capacity of utility services; and
 - (vii) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.

9.7 Access and Provision of Infrastructure Across Land in Another Zone

9.7.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

- (a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;
- (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and
- (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

9.8 Buildings Projecting onto Land in a Different Zone

9.8.1 If an application for use or development includes a building that projects over land in a different zone, the status of the use for the projecting portion of the building is to be determined in accordance with the provisions of the zone in which the main part of the building is located.

9.9 Port and Shipping in Proclaimed Wharf Areas

9.9.1 Notwithstanding any other provision in this planning scheme, an application for a use or development for Port and Shipping within a proclaimed wharf area must be considered as No Permit Required.

9.10 Subdivision

9.10.1 A permit is required for development involving a plan of subdivision.

9.10.2 A permit for development involving a plan of subdivision is discretionary unless:

- (a) for adjustment of a boundary in accordance with clause 9.3.1;
- (b) the subdivision is prohibited in accordance with clause 8.9; or
- (c) the plan of subdivision must not be approved under section 84 *Local Government (Building and Miscellaneous Provisions) Act 1993*.

9.11 Accretions

9.11.1 Unless excluded by s.20 of the Act, use or development of an existing or proposed accretion of land from the sea, whether natural or unnatural, located either partially or wholly outside the planning scheme area and including structures and use and development of the type referred to in s.7 (c) and s.7 (d) of the Act may be approved at the discretion of the planning authority having regard to all of the following:

- (a) the provisions of the Environmental Management Zone;
- (b) the purpose and any relevant standards of all Codes;
- (c) the compliance with the planning scheme standards of any related use or development wholly contained within the planning scheme area.

Part D

Zones

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 To provide for the efficient utilisation of services.

10.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

10.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

10.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .
Natural and cultural values management	
Passive recreation	
Residential	Only if single dwelling. Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m ² .
Utilities	Only if minor utilities.
Permitted	
Use Class	Qualification
Residential	Except if no permit required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30 m ² .

Visitor accommodation	
Discretionary	
Use Class	Qualification
Business and professional services	Only if a consulting room, medical centre, veterinary surgery or child health clinic and not displacing a residential use.
Community meeting and entertainment	Only if church, art and craft centre or public hall.
Educational and occasional care	Except if no permit required
Emergency services	
Food services	Only if not displacing a residential use.
General retail and hire	Only if a local shop and not displacing a residential use.
Residential	Except if No Permit Required or Permitted.
Sports and recreation	
Utilities	Except if no permit required.
Prohibited	
Use Class	Qualification
All other uses	

10.3 Use Standards

10.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmx) at any time. Measurement of noise levels must be in	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.

<p>accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A3</p> <p>External lighting must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 	<p>P3</p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
<p>A4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays. 	<p>P4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

10.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must comply with all of</p>	<p>P1</p> <p>Visitor accommodation must satisfy all of the</p>

the following:	following:
(a) is accommodated in existing buildings;	(a) not adversely impact residential amenity and privacy of adjoining properties;
(b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;	(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;
(c) has a floor area of no more than 160m ² .	(c) be of an intensity that respects the character of use of the area;
	(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

10.3.3 Local Shop

Objective:	
To ensure local shops are of a scale that is subservient to the prevailing residential character and does not displace existing residential use.	
Acceptable Solutions	Performance Criteria
A1 A local shop must comply with both of the following: <ul style="list-style-type: none"> (a) have a gross floor area no more than 200 m²; (b) not displace an existing residential use. 	P1 No Performance Criteria.

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective:	
That the density of multiple dwellings:	
<ul style="list-style-type: none"> (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services. 	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m ² .	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or

	<p>community benefit and is:</p> <ul style="list-style-type: none"> (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.
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10.4.2 Setbacks and building envelope for all dwellings

Objective:	
<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at 	<p>P1</p> <p>A dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

<p>ground floor level, not less than the setback from the frontage of the ground floor level; or</p> <p>(e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>

Table 10.4.2

Road	Setback (m)

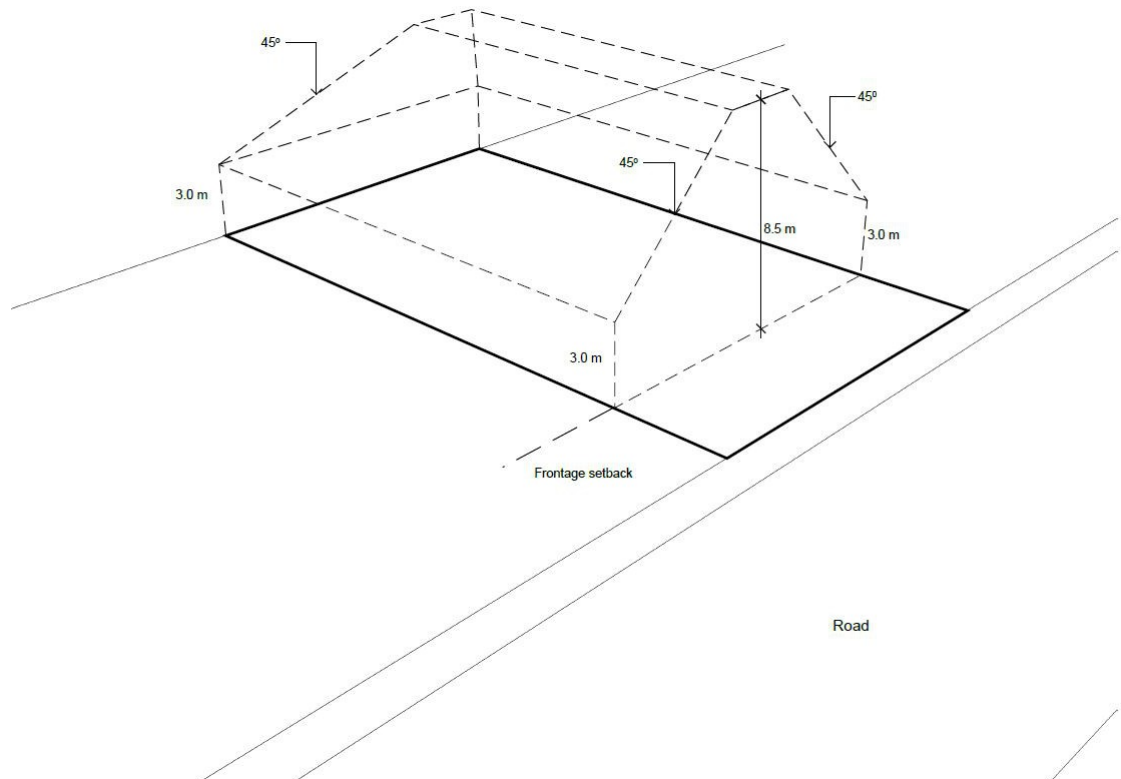


Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)

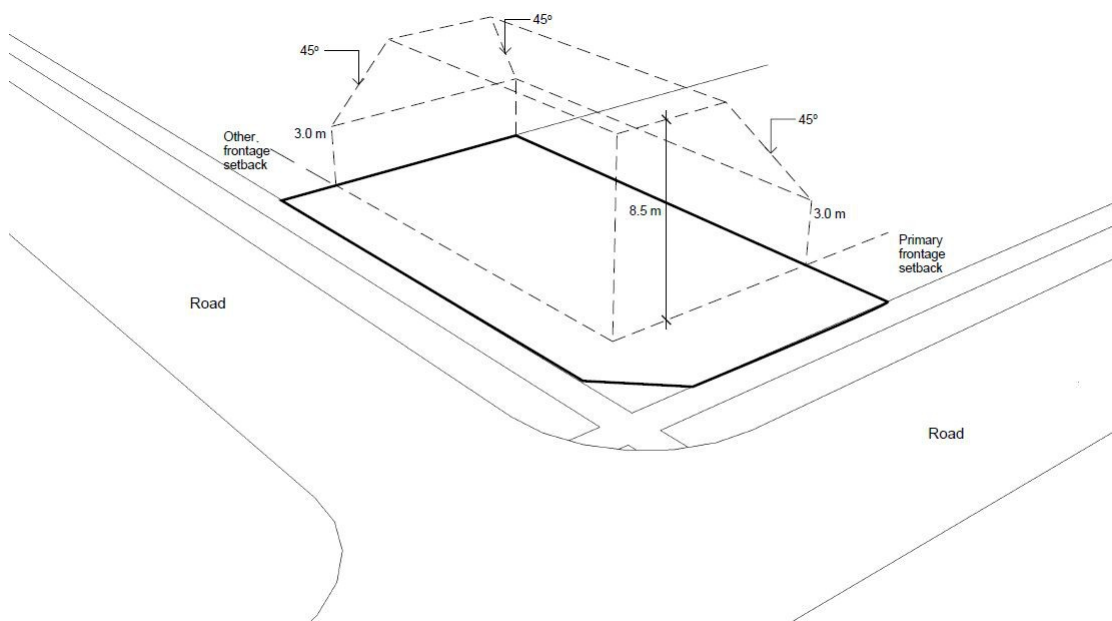


Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)

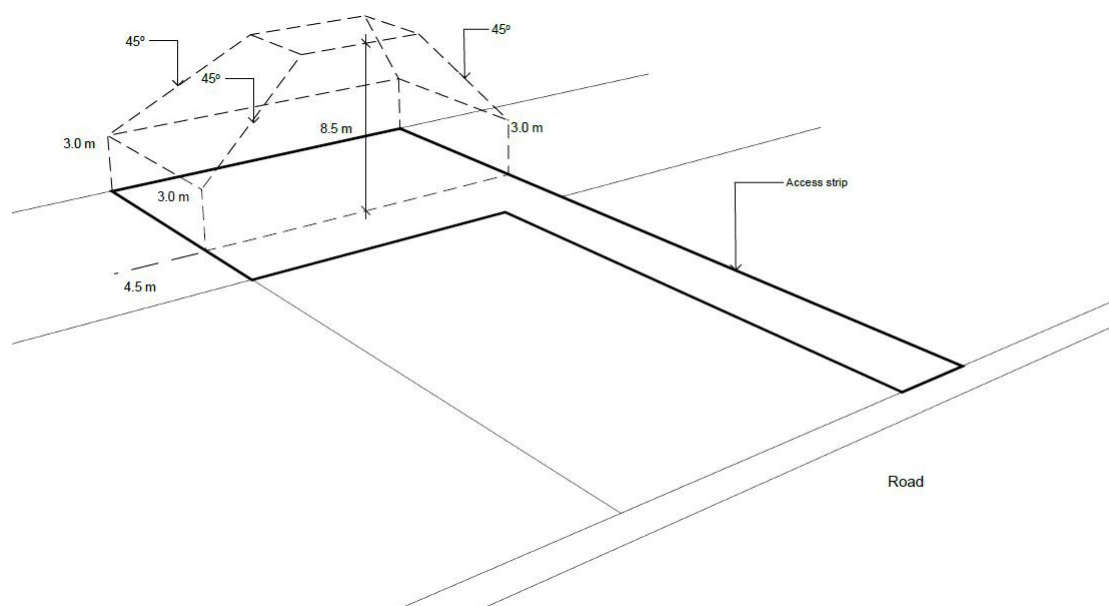


Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)

10.4.3 Site coverage and private open space for all dwellings

Objective:	
That dwellings are compatible with the amenity and character of the area and provide:	
<ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.

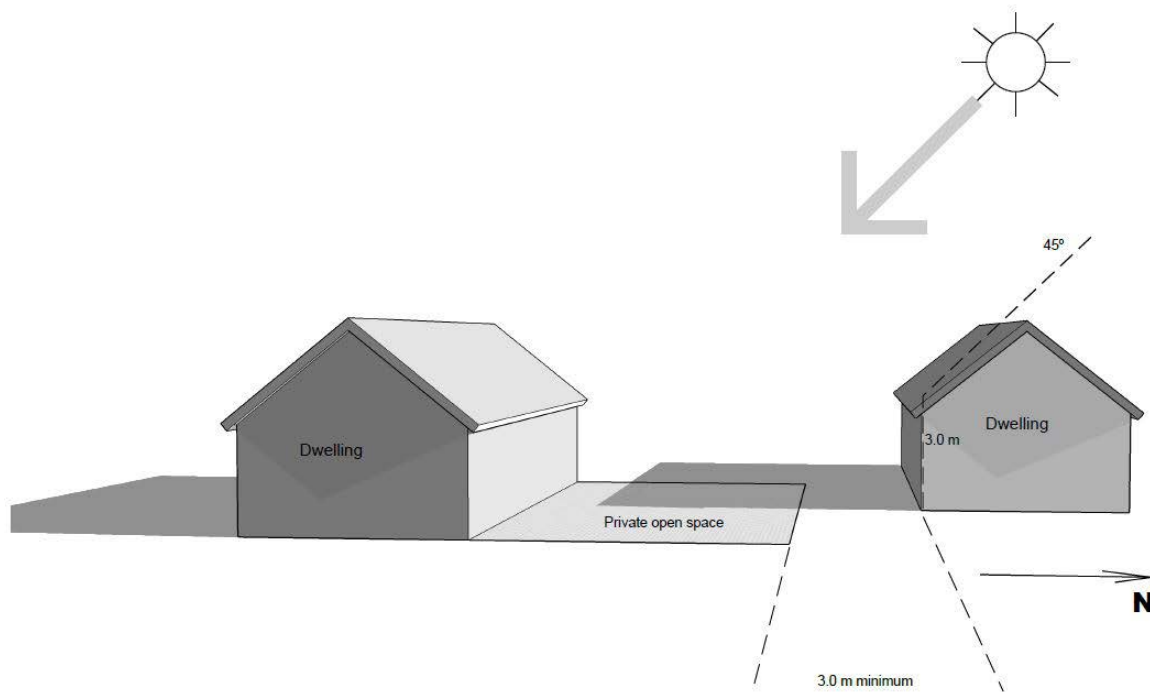
<p>A2</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(b) has a minimum horizontal dimension of not less than:</p> <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
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10.4.4 Sunlight to private open space of multiple dwellings

Objective:	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) the multiple dwelling is contained within a line projecting (see Figure 10.4): <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of 	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.</p>

<p>the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	
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Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)



10.4.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the</p>	<p>P1</p> <p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

width of the frontage (whichever is the lesser).	
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10.4.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.
<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <ul style="list-style-type: none"> (a) the window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is 	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

<p>to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>

10.4.7 Frontage fences for all dwellings

Objective:	
<p>The height and transparency of frontage fences:</p> <ul style="list-style-type: none"> (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution¹.</p>	<p>P1</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

¹ An exemption applies for fences in this zone – see Table 5.6 in Exemptions

10.4.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface 	<p>P1</p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

level of the storage area.	
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10.5 Development Standards for Non-dwelling Buildings and Works

10.5.1 Non-dwelling Development

Objective:	
To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1	P1
Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling: (a) 10.4.2 A1 and A3; (b) 10.4.3 A1 (a) and (c); (c) 10.4.7 A1.	Non-dwelling development must comply with the related performance criteria as if it were a dwelling.

10.5.2 Non-residential Garages and Carports

Objective:	
To maintain frontage setbacks consistent with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1	P1
Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling: (a) 10.4.2 A2; (b) 10.4.5 A1.	Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.

10.5.3 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas do not detract from the amenity of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1	P1
Outdoor storage areas must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas,	Outdoor storage areas must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

driveways or landscaped areas.	
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10.6 Development Standards for Subdivision

10.6.1 Lot Design

Objective:	
To provide for new lots that:	
<ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards; (c) are a mix of lot sizes to enable a variety of dwelling and household types; (d) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (e) ensure an average net density for new suburban areas no less than 15 dwellings per hectare with higher densities close to services, facilities and public transport corridors; (f) are not internal lots, except if the only reasonable way to provide for desired residential density; (g) are provided in a manner that provides for the efficient and ordered provision of infrastructure. 	
Acceptable Solutions	Performance Criteria
A1 <p>The size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.</p>	P1 <p>The size of each lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints; (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.
A2 <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; 	P2 <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve maximum solar access, given the slope and aspect of the land; (d) minimises the need for earth works, retaining walls, and fill and excavation

<p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is 10m x 15m in size.</p>	<p>associated with future development;</p> <p>(e) provides for sufficient useable area on the lot for both of the following;</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p>
<p>A3</p> <p>The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3</p> <p>The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p> <p>(b) provides opportunity for passive surveillance between residential development on the lot and the public road;</p> <p>(c) is no less than 6m.</p>
<p>A4</p> <p>No lot is an internal lot.</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p>

	<ul style="list-style-type: none"> (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 Subdivision is for no more than 3 lots.	P5 Arrangement and provision of lots must satisfy all of the following; <ul style="list-style-type: none"> (a) have regard to providing a higher net density of dwellings along; <ul style="list-style-type: none"> (i) public transport corridors; (ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire; (iii) within 200 m of business zones and local shops; (b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone; (c) staging, if any, provides for the efficient and ordered provision of new infrastructure; (d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces; (e) is consistent with any applicable Local Area Objectives or Desired Future.

10.6.2 Roads

Objective: To ensure that the arrangement of new roads within a subdivision provides for all of the following: <ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land. 	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	P1 The arrangement and construction of roads within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) the route and standard of roads accords with any relevant road network plan

	<p>adopted by the Planning Authority;</p> <p>(b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</p> <p>(c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</p> <p>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</p> <p>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</p> <p>(f) connectivity with the neighbourhood road network is maximised;</p> <p>(g) the travel distance between key destinations such as shops and services is minimised;</p> <p>(h) walking, cycling and the efficient movement of public transport is facilitated;</p> <p>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</p> <p>(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.</p>
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10.6.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
<p>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of pedestrian and cycling traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to</p>

	<p>the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</p> <p>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</p> <p>(f) provides for a legible movement network;</p> <p>(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
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10.6.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply.	P1 No Performance Criteria.
A2 Each lot must be connected to a reticulated sewerage system.	P2 No Performance Criteria.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.
A4 The subdivision includes no new road.	P4 The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.

Table 10.1 Lot Size Requirements

	Minimum Lot Size* Not including any fee simple access strip	Maximum Lot Size* Not including any fee simple access strip and any balance lots or lots designated for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses
Ordinary lot (i.e. not otherwise specified below)	450m ²	1000m ²
Corner lots	550m ²	1000m ²
Internal lots	550m ²	1000m ²
Lots adjoining or opposite public open space, or Lots within 400m of a public transport corridor, or	400m ²	600m ²

Lots within 200m walking distance of a business zone, local shop or school.		
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*For lots with a slope greater than 1 in 5, the minimum lot size is 750m² and the maximum lot size is 1,000m² in all cases.

Table 10.2 Frontage Requirements

	Minimum Frontage	Maximum Frontage
All lots, unless otherwise specified below.	15m	Not applicable
Corner lots	15m with primary frontage on the higher order road and secondary frontage on lower order road. Where roads are of the same order orient frontages to optimise solar access.	Not applicable
Lots adjoining or opposite public open space, or Lots on a public transport corridor, or Lots within 200m walking distance of a business zone or local shop.	12m	15m, unless for a lot designated for multiple dwellings.

11.0 Inner Residential Zone

11.1 Zone Purpose

11.1.1 Zone Purpose Statements

- 11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.
- 11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.
- 11.1.1.3 To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.
- 11.1.1.4 To sustain and protect the established pattern of development.

11.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

11.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

11.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Natural and cultural values management	
Passive recreation	
Residential	Only if single dwelling. Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30 m ² .
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Residential	Except if No Permit Required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m ² .
Visitor accommodation	
Discretionary	
Use Class	Qualification
Business and professional services	Only if a medical centre or consulting rooms
Community meeting and entertainment	Only if church, art and craft centre or public hall
Educational and occasional care	Only if child care centre, day respite facility, employment training centre or kindergarten.
Emergency services	
Food services	Only if not displacing a residential use
General retail and hire	Only if a local shop
Residential	Except if No Permit Required or Permitted.
Sports and recreation	
Utilities	Except if no permit required.
Prohibited	

Use Class	Qualification
All other uses	

11.3 Use Standards

11.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 	P3 External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to	P4 Commercial vehicle movements, (including loading and unloading and garbage removal)

<p>or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays. 	<p>must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.
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11.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

11.3.3 Local Shop

Objective:	
To ensure local shops are of a scale that is subservient to the prevailing residential character and does not displace existing residential use.	
Acceptable Solutions	Performance Criteria

A1 A local shop must comply with both of the following: (a) have a gross floor area no more than 100 m ² ; (b) not displace an existing residential use.	P1 No Performance Criteria.
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11.4 Development Standards for Dwellings

11.4.1 Residential density for multiple dwellings

Objective:	
That the density of multiple dwellings:	
(a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 200m ² .	P1 Multiple dwellings must only have a site area per dwelling less than 200m ² if: (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or (b) the development provides for a specific accommodation need with significant social or community benefit.

11.4.2 Setbacks and building envelope for all dwellings

Objective:	
That the siting and scale of dwellings:	
(a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the	P1 A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.

<p>primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an</p>

<p>the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and</p> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser) 	<p>adjoining property; and</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.</p>
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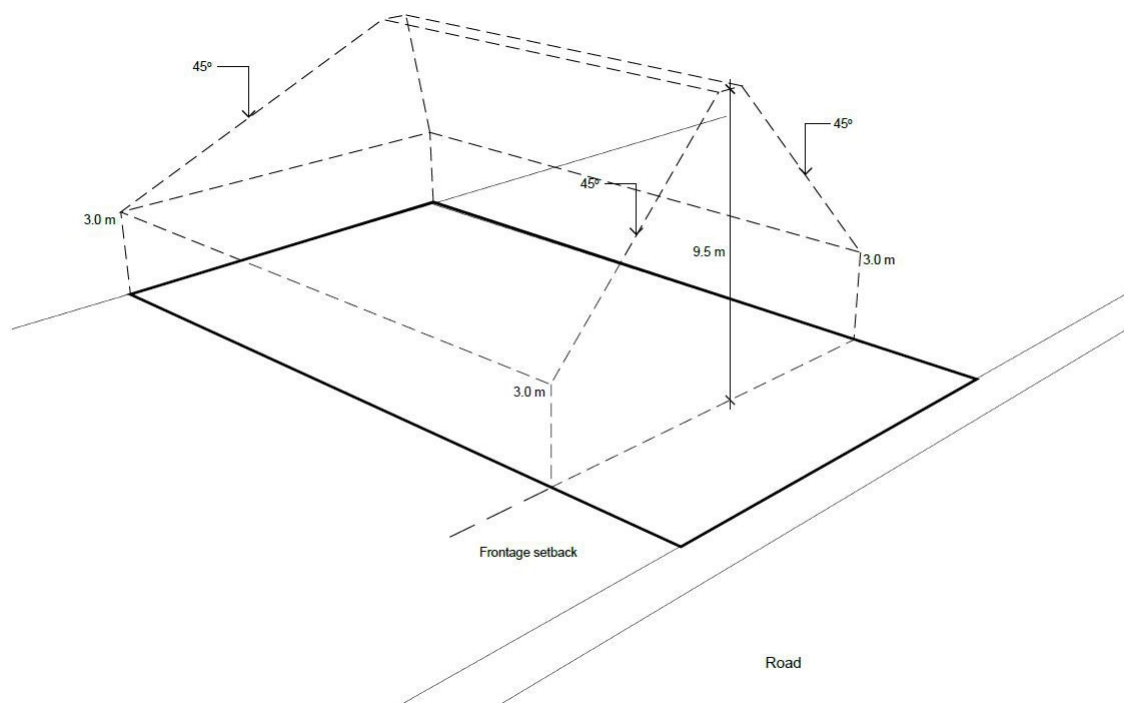


Figure 11.1 Building envelope as required by clause 11.4.2 A3(a)

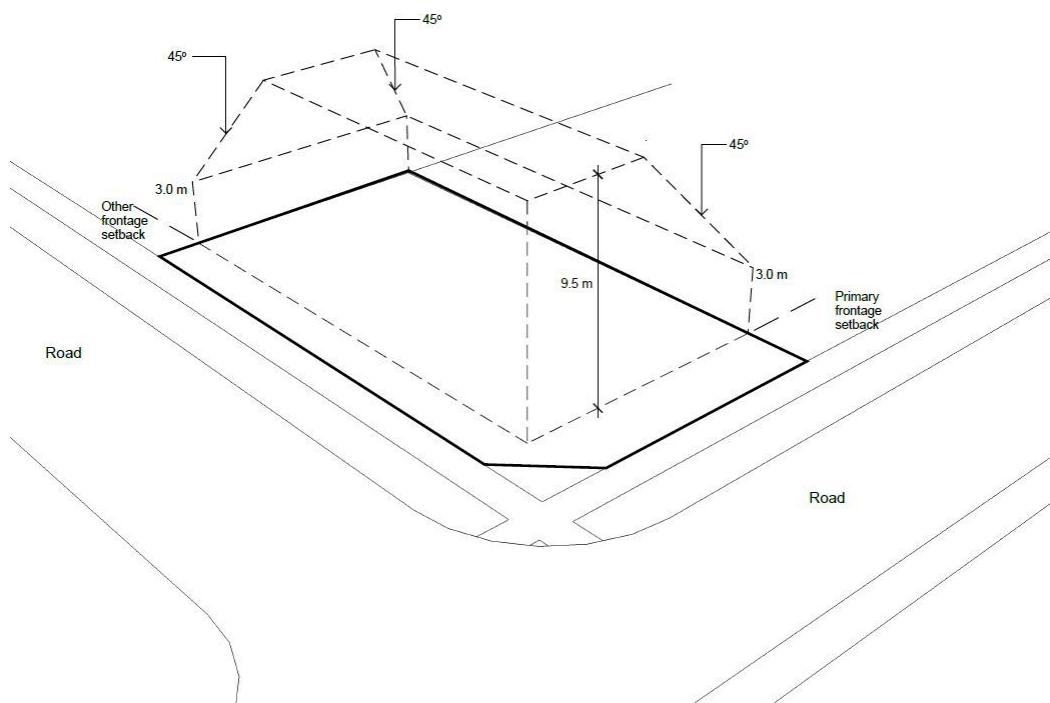


Figure 11.2 Building envelope for corner lots as required by clause 11.4.2 A3(a)

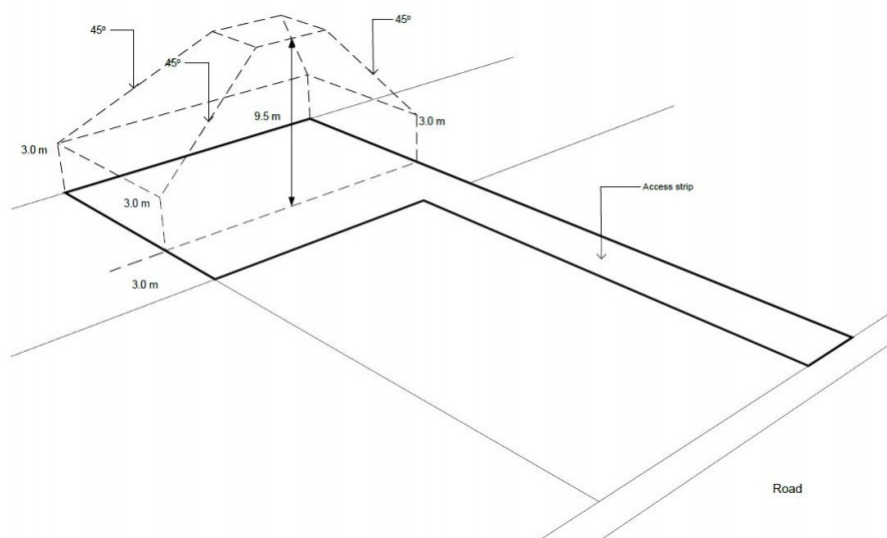


Figure 11.3 Building envelope for internal lots as required by clause 11.4.2 A3(a)

11.4.3 Site coverage and private open space for all dwellings

Objective:	
That dwellings are compatible with the amenity and character of the area and provide:	
(a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight	
Acceptable Solutions	Performance Criteria
A1	P1
Dwellings must have:	Dwellings must have:

<p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer).</p>	<p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate:</p> <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and <p>(c) reasonable space for the planting of gardens and landscaping.</p>
<p>A2</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(b) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

11.4.4 Sunlight to private open space of multiple dwellings

Objective:	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
A1	P1

<p>A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 11.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 11.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June.</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 11.4.3 of this planning scheme.</p>
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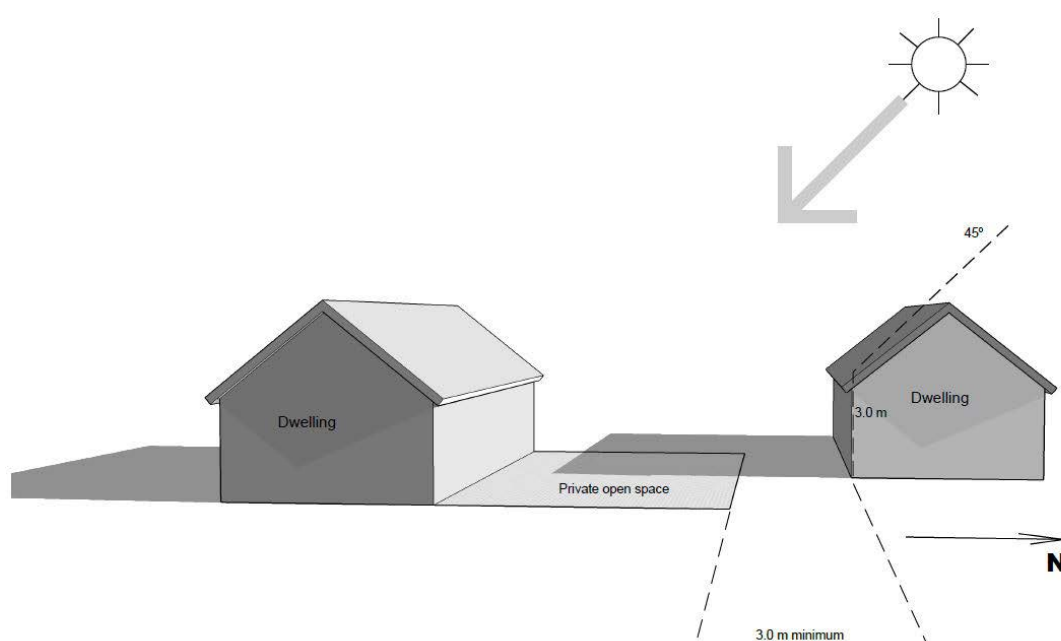


Figure 11.4 Separation from the private open space of another dwelling on the same site as required by clause 11.4.4 A1(a)

11.4.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage	
Acceptable Solutions	Performance Criteria
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

11.4.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: <ul style="list-style-type: none"> (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.

<p>A2</p> <p>A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>P2</p> <p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of not less 	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>

<p>than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	
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11.4.7 Frontage fences for all dwellings

Objective:	
The height and transparency of frontage fences:	
<p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) is reasonably consistent with that on adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution².</p>	<p>P1</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>

²An exemption applies for fences in this zone – see Table 5.6 in Exemptions

11.4.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a common storage area with an</p>	<p>P1</p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) screened from the frontage and dwellings; and</p> <p>(c) if the storage area is a common storage area, separated from dwellings on the site</p>

<p>impervious surface that:</p> <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. 	<p>to minimise impacts caused by odours and noise.</p>
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11.4.9 Non-dwelling development

Objective:	
<p>To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.</p>	
Acceptable Solutions	Performance Criteria
A1 <p>Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling:</p> <ul style="list-style-type: none"> (a) 11.4.2 A1 and A3; (b) 11.4.3 A1 (a) and (c); (c) 11.4.7 A1. 	P1 <p>Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</p>
A2 <p>Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:</p> <ul style="list-style-type: none"> (a) 11.4.2 A2; (b) 11.4.5 A1. 	P2 <p>Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.</p>
A3 <p>Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P3 <p>Outdoor storage areas must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

11.5 Development Standards for Subdivision

11.5.1 Lot Design

Objective:
To provide for new lots that:

<ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas suitable for residential development at densities higher than that for the General Residential Zone and located to avoid hazards and other site restrictions; (c) result in a mix of lot sizes within the zone to enable a variety of dwelling and household types; (d) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (e) ensure an average net density for new suburban areas no less than 25 dwellings per hectare with higher densities close to services, facilities and public transport corridors; (f) are provided in a manner that provides for the efficient and ordered provision of infrastructure. 	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must comply with the minimum and maximum lot sizes specified in Table 11.1, except if for public open space, a riparian or littoral reserve or utilities.	P1 The size of each lot must satisfy all of the following: <ul style="list-style-type: none"> (a) variance above the maximum lot size in Table 11.1 by no more than 15% and only to the extent necessary due to site constraints, unless for terrace housing development; (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.
A2 No Acceptable Solution.	P2 The design of each lot must contain a building area able to satisfy all of the following: <ul style="list-style-type: none"> (a) be reasonably capable of accommodating residential use and development at a density of no lower than one dwelling unit per 250 m² of site area; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land and the intention for density of development higher than that for the General Residential Zone.
A3 No Acceptable Solution.	P3 The frontage of each lot must satisfy all of the following: <ul style="list-style-type: none"> (a) provides opportunity for practical and safe vehicular and pedestrian access; (b) is no less than 6 m except if an internal lot.

<p>A4</p> <p>No lot is an internal lot.</p>	<p>P4</p> <p>An internal lot must satisfy the following:</p> <ul style="list-style-type: none"> (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
<p>A5</p> <p>No Acceptable Solution.</p>	<p>P5</p> <p>Arrangement and provision of lots must satisfy all of the following;</p> <ul style="list-style-type: none"> (a) have regard to providing a higher net density of dwellings along; <ul style="list-style-type: none"> (i) public transport corridors; (ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire; (iii) within 200 m of business zones and

	<p>local shops;</p> <p>(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;</p> <p>(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;</p> <p>(d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;</p> <p>(e) is consistent with any applicable Local Area Objectives or Desired Future.</p>
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11.5.2 Roads

Objective:	
<p>To ensure that the arrangement of new roads within a subdivision provides for all of the following:</p> <p>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</p> <p>(c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new road.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <p>(a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;</p> <p>(b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</p> <p>(c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</p> <p>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</p> <p>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</p> <p>(f) connectivity with the neighbourhood road</p>

	<p>network is maximised;</p> <p>(g) the travel distance between key destinations such as shops and services is minimised;</p> <p>(h) walking, cycling and the efficient movement of public transport is facilitated;</p> <p>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</p> <p>(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.</p>
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11.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
<p>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of pedestrian and cycling traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</p> <p>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</p> <p>(f) provides for a legible movement network;</p>

	<p>(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
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11.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply.	P1 No Performance Criteria.
A2 Each lot must be connected to a reticulated sewerage system.	P2 No Performance Criteria.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.
A4 The subdivision includes no new road.	P4 The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision

	of electricity supply.
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Table 11.1 Lot Size Requirements

	Minimum Lot Size	Maximum Lot Size Not including balance lots
Lots approved as part of a consolidated application with residential development.	200m ²	400m ²
Lots incorporating building area with nil side boundary setbacks.	200m ²	350m ²
Lots designated on title for multiple dwelling use and development.	500m ²	Nil
All other lots	250m ²	400m ²

12.0 Low Density Residential Zone

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3 To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.

12.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
Maintain the existing amenity and low density development pattern in the Riviera Drive area.	Apply a minimum lot size of 1000 m ² and implement the water sensitive urban design principles adopted for this area.

12.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
The Riviera Drive area will maintain a low density of development providing living opportunities with a high level of amenity and green space.	By applying the minimum lot size and ensuring the water sensitive urban design methods established for the area are implemented and maintained.

12.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Natural and cultural values management	
Passive recreation	
Residential	Only if a single dwelling or home-based business.
Utilities	Only if for minor utilities
Permitted	
Use Class	Qualification
Visitor accommodation	
Discretionary	
Use Class	Qualification
Community meeting and entertainment	Only if church, art and craft centre or public hall
Domestic animal breeding, boarding or training	
Educational and occasional care	Except if No Permit Required Only if day respite facility
Emergency services	
Sports and recreation	
Utilities	Except if no permit required
Prohibited	
Use Class	Qualification
All other uses	

12.3 Use Standards

12.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are

<p>(b) 9.00 am to 12.00 noon Saturdays;</p> <p>(c) nil Sundays and Public Holidays;</p> <p>except for office and administrative tasks or visitor accommodation.</p>	<p>unreasonable in their timing, duration or extent.</p>
<p>A2</p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>
<p>A3</p> <p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>	<p>P3</p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>
<p>A4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) nil on Sundays and Public Holidays.</p>	<p>P4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</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 warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>

12.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	P1 Visitor accommodation must satisfy all of the following: <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

12.4 Development Standards for Buildings and Works

12.4.1 Non-dwelling development

Objective:	
To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.	
Acceptable Solutions	Performance Criteria
A1 Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling: <ul style="list-style-type: none"> (a) 12.4.2 A1 and A3; (b) 12.4.3 A1 (a) and (b); (c) 12.4.7 A1. 	P1 Non-dwelling development must comply with the related performance criteria as if it were a dwelling.
A2 Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling: <ul style="list-style-type: none"> (a) 12.4.2 A2; (b) 12.4.5 A1. 	P2 Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.
A3 Outdoor storage areas must comply with all of	P3 Outdoor storage areas must satisfy all of the

the following:	following:
(a) be located behind the building line;	(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;
(b) all goods and materials stored must be screened from public view;	(b) not encroach upon car parking areas, driveways or landscaped areas.
(c) not encroach upon car parking areas, driveways or landscaped areas.	

12.4.2 Setbacks and building envelope

Objective:	
To control the siting and scale of dwellings to:	
(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and (b) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street. 	P1 A dwelling must: <ul style="list-style-type: none"> (a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and (b) have regard to streetscape qualities or assist the integration of new development into the streetscape.
A2 A garage or carport must have a setback from a frontage of at least: <ul style="list-style-type: none"> (a) 5.5 m, or alternatively 1m behind the 	P2 The setback of a garage or carport from a frontage must: <ul style="list-style-type: none"> (a) provide separation from the frontage that complements or enhances the existing

<p>façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</p>	<p>streetscape, taking into account the specific constraints and topography of the site; and</p> <p>(b) allow for passive surveillance between the dwelling and the street.</p>
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser). 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause unreasonable loss of amenity by:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and <p>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p>

Diagram 12.4.2A. Building envelope as required by 12.4.2 A3(a).

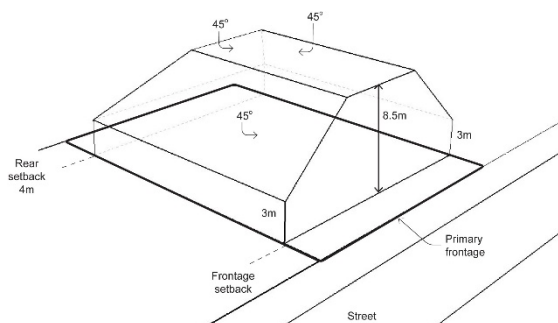


Diagram 12.4.2B. Building envelope for sloping sites as required by 12.4.2 A3(a).

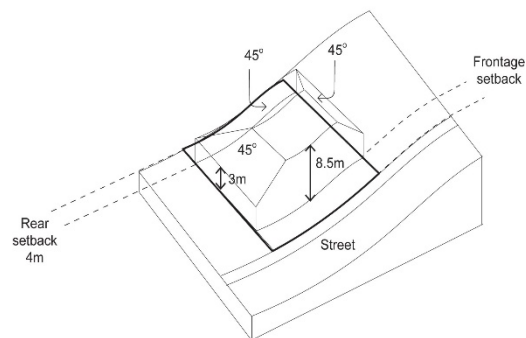
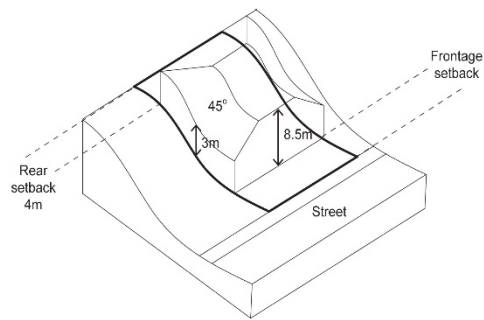


Diagram 12.4.2C. Building envelope for corner lots as required by 12.4.2 A3(a)

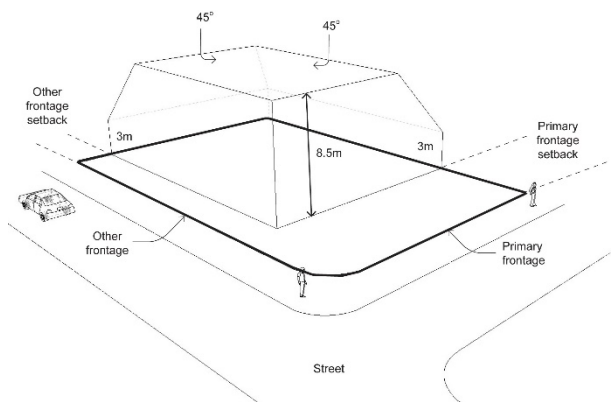
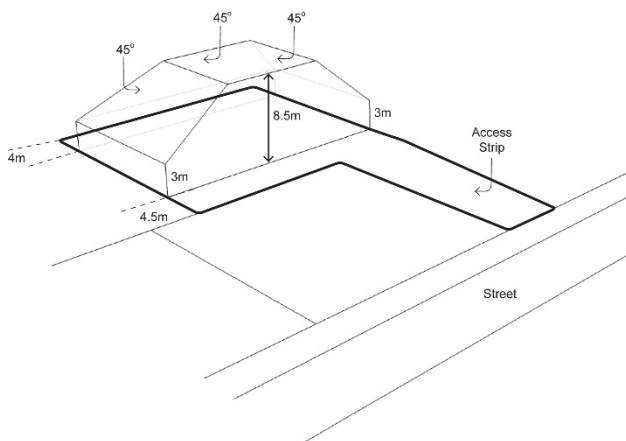


Diagram 12.4.2D. Building envelope for internal lots as required by 12.4.2 A3(a)



12.4.3 Site coverage and private open space

Objective:	
To provide:	
<ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight; and (e) for development that is compatible with the existing built and natural environment of the area. 	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have: <ul style="list-style-type: none"> (a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and (b) a site area of which at least 25% of the site area is free from impervious surfaces; (c) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling. 	P1 Dwellings must have: <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants; and (ii) operational needs, such as clothes drying and storage; and (b) have reasonable space for the planting of gardens and landscaping. (c) not be out of character with the pattern of development in the surrounding area; and (d) not result in an unreasonable loss of natural or landscape values.
A2 A dwelling must have an area of private open space that: <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling has a finished floor level that is entirely more than 1.8 m 	P2 A dwelling must have private open space that: <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.

<p>above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
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12.4.4 Sunlight and overshadowing

Objective:	
To provide:	
<p>(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings;</p> <p>(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A dwelling must have at least one habitable room (other than a bedroom) window that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).</p>	<p>P1</p> <p>A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).</p>
<p>A2</p> <p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p>	<p>P2</p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).</p>

<ul style="list-style-type: none"> (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	
<p>A3</p> <p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>P3</p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3.</p>

Diagram 12.4.4A. Orientation of a window of a habitable room as specified in 12.4.4 A1, A2 and P2.

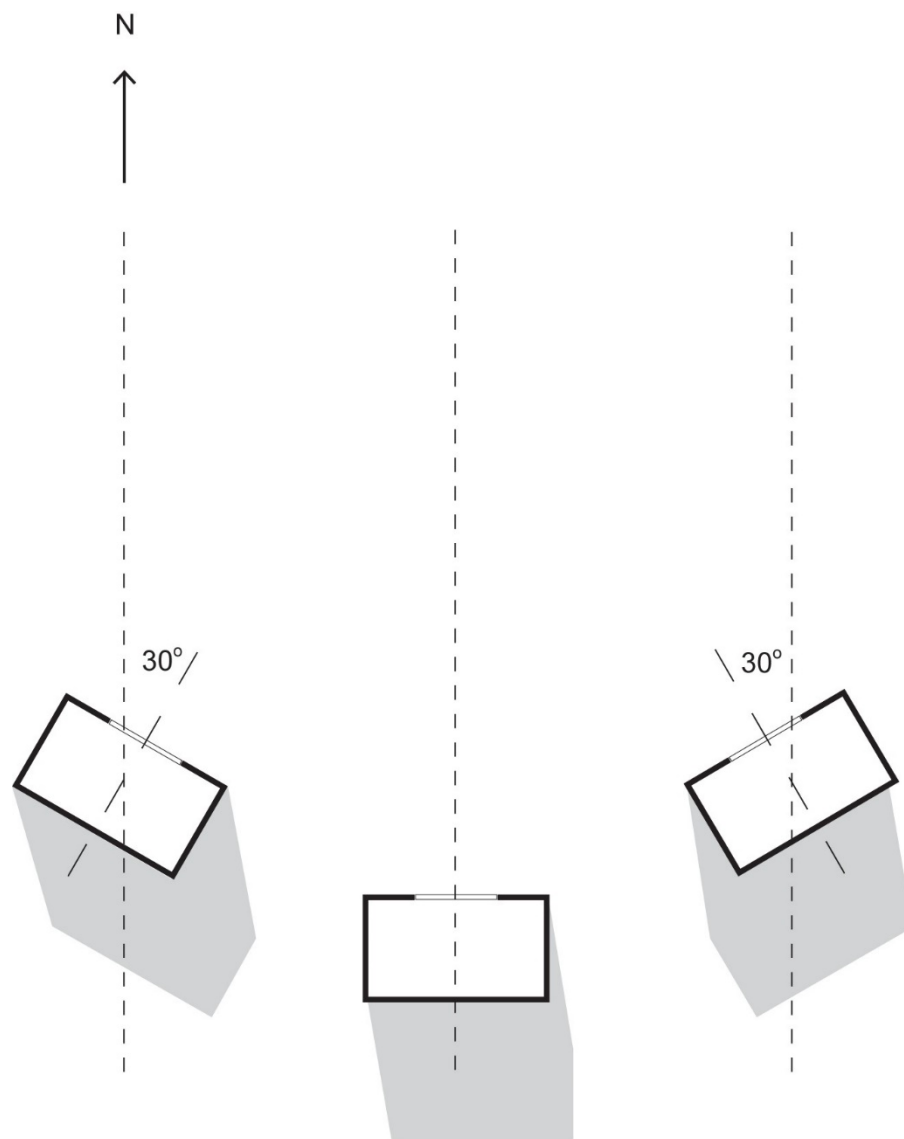


Diagram 12.4.4B. Separation from a north-facing window of a habitable room, of another dwelling on the same site, as required by 12.4.4 A2(a).

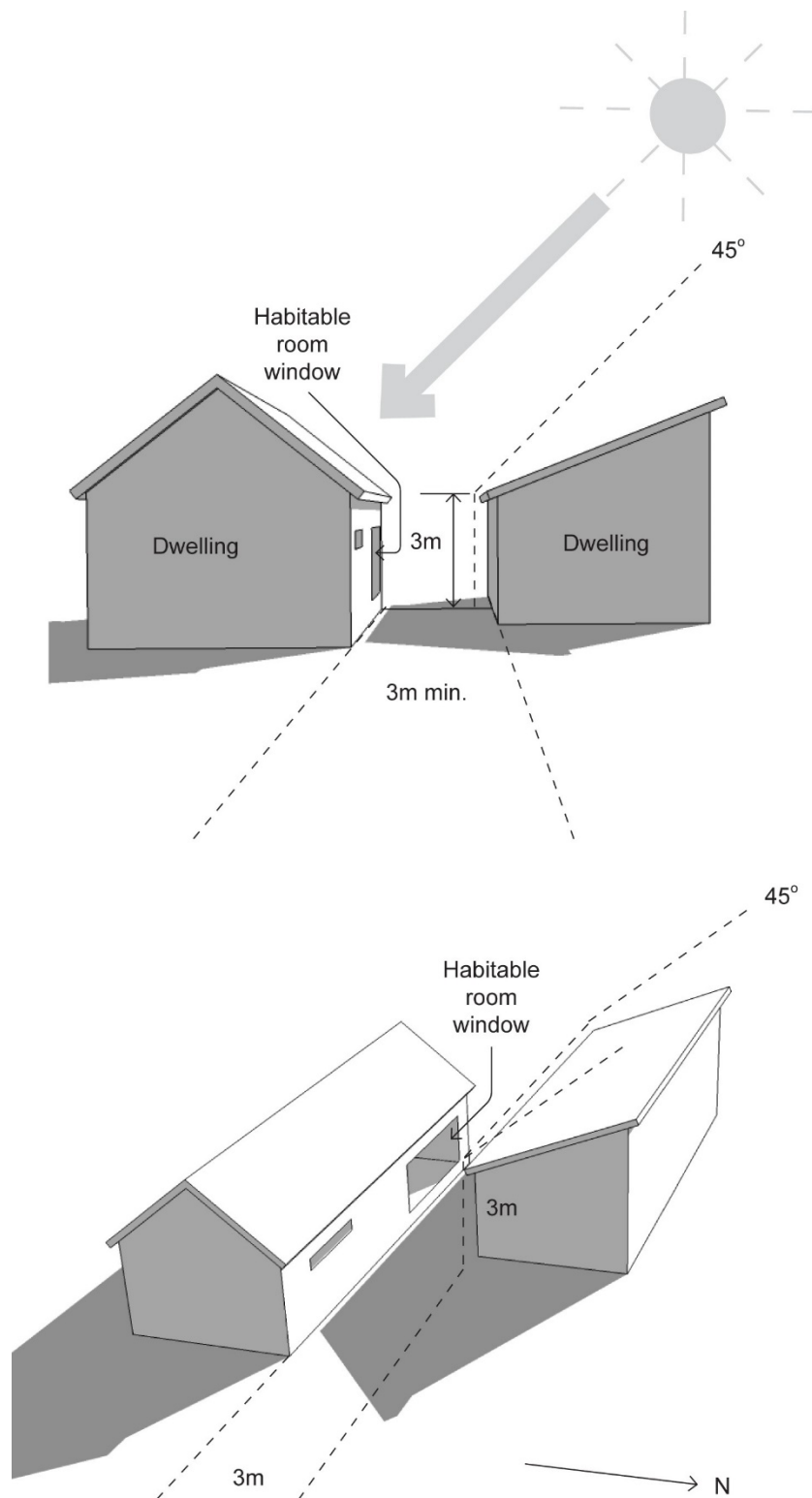
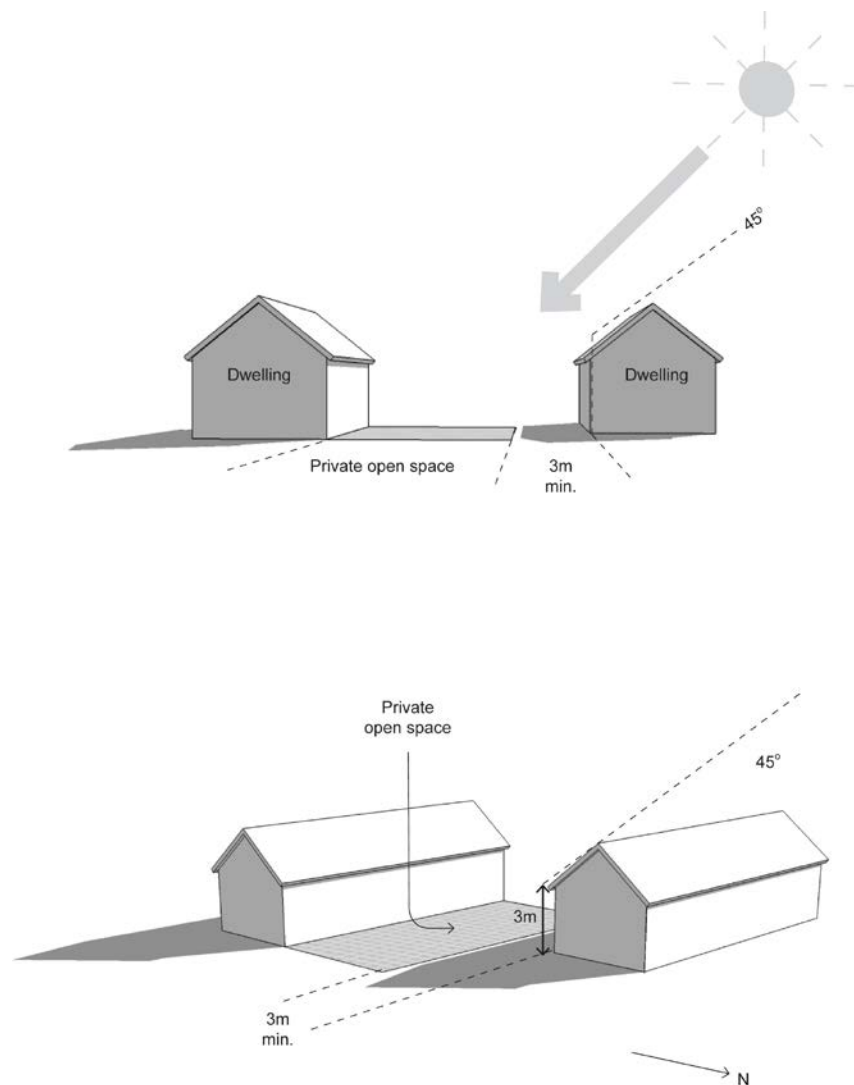


Diagram 12.4.4C. Separation from the private open space of another dwelling on the same site as required by 12.4.4 A3 (a).



12.4.5 Width of openings for garages and carports

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1	P1
A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage not exceeding 6m or half the width of the frontage (whichever is the lesser).	A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

12.4.6 Privacy

Objective:	
To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary; (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, or the other dwelling on the same site. 	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot.
<p>A2</p> <p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; (ii) is to have a setback of at least 4 m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of 	<p>P2</p> <p>A window or glazed door, to a habitable room of a dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot.

<p>another dwelling on the same site;</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of at least 1.7 m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p>	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>

12.4.7 Frontage fences

Objective:	
<p>To control the height and transparency of frontage fences to:</p> <p>(a) allow the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(b) provide reasonably consistent height and transparency.</p>	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2 m if the fence is solid; or (b) 1.5 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<p>P1</p> <p>A fence (including a free-standing wall) within 4.5 m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.</p>
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12.4.8 Waste storage for multiple dwellings

<p>Objective:</p> <p>To provide for the storage of waste and recycling bins for multiple dwellings.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area between the dwelling and the frontage; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area. 	<p>Performance Criteria</p> <p>P1</p> <p>A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; and (b) screened from the frontage and dwellings; and (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

12.4.9 Residential density for multiple dwellings

<p>Objective:</p> <p>To provide for densities for multiple dwellings that are compatible with the existing built and natural environment of the area and do not exceed the capacity of infrastructure services.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>Multiple dwellings must have a site area per dwelling of not less than 1500m².</p>	<p>Performance Criteria</p> <p>P1</p> <p>Multiple dwellings may only have a site area per dwelling of less than 1500m² if the number of dwellings:</p> <ul style="list-style-type: none"> (a) is not out of character with the pattern of

	<p>development in the surrounding area; and</p> <p>(b) does not result in an unreasonable loss of natural or landscape values; and</p> <p>(c) does not exceed the capacity of the current or intended infrastructure services in the area.</p>
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12.5 Development Standards for Subdivision

12.5.1 Lot Design

Objective:	
<p>To provide for new lots that:</p> <p>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</p> <p>(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</p> <p>(c) are not internal lots, except if the only reasonable way to provide for desired residential density.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size of each lot must be in accordance with the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>no less than 1,000 m² and no more than 3,000 m² (except balance lot)</p>	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) is a minimum of 20 m x 20 m in size.</p>	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) is reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</p> <p>(d) minimises the requirement for earth works, retaining walls, and cut & dill associated with future development;</p>
A3	P3

<p>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</p> <p>30m.</p>	<p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6m.</p>
<p>A4</p> <p>No lot is an internal lot [R1].</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of living land; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
<p>A5</p> <p>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5</p> <p>Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>

Footnote

Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots. They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

12.5.2 Roads

Objective:	
<p>To ensure that the arrangement of new roads within a subdivision provides for all of the following:</p> <ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian and cycling traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new road.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised; (g) the travel distance between key destinations such as shops and services is minimised; (h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;

	(j) multiple escape routes are provided if in a bushfire prone area.
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12.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
<ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic; (c) the adequate accommodation of equestrian traffic. 	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (e) topographical and other physical conditions of the site are appropriately accommodated in the design; (f) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (g) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way;

	<ul style="list-style-type: none"> (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment). <p>(h) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.</p>
A2 No Acceptable Solution.	P2 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

12.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply where such a supply is available. R1	P1 No Performance Criteria.
A2 Each lot must be connected to a reticulated sewerage system where available. R1	P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. R2	P3 Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.
A4 The subdivision includes no new road.	P4 The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.

12.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme. 12.5.4.R2 Refer to the Stormwater Management Code for details.

13.0 Rural Living Zone

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for agricultural uses that do not adversely impact on residential amenity.

13.1.1.4 To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages.

13.1.1.5 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

13.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
Rural Living Area A is to provide for higher density rural living closer to settlements and urban fringe areas, with greater service provision and fewer environmental constraints.	By providing a minimum lot size of 5000 m ² .
Rural Living Area B is to maintain existing density patterns in areas outside settlements with limited servicing capacity and some environmental constraints.	By providing a minimum lot size of 1 ha.
Rural Living Area C is to provide for lower density rural living opportunities in areas with limited servicing capacity, environmental constraints and landscape values.	By providing a minimum lot size of 2 ha.

13.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
Rural Living Area A will develop at a higher density than other Rural Living areas, capitalising on their proximity to settlements, whilst still providing for rural values and a high level of amenity and privacy.	By ensuring that siting and scale of development does not cause unreasonable impacts on neighbouring amenity.
Rural Living Area B will develop at a density of approximately one lot per hectare providing rural living with a high level of amenity and privacy.	By ensuring that siting and scale of development does not cause unreasonable impacts on neighbouring amenity.
Rural Living Area C will develop at a density of approximately one lot per 2 hectares providing	By ensuring that siting and scale of development does not cause unreasonable impacts on

rural living further from settlements where a high level of amenity and privacy will be enjoyed and ecological and aesthetic values will be maintained.	neighbouring amenity or visual and ecological values.
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13.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Natural and Cultural Values Management	
Passive Recreation	
Residential	Only if single dwelling or home-based business.
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Resource Development	Only if for agricultural use
Visitor accommodation	
Discretionary	
Use Class	Qualification
Business and professional services	Only a veterinary surgery.
Community meeting and entertainment	Only if church, art and craft centre or public hall
Domestic animal breeding, boarding or training	
Educational and occasional care	Except if No Permit Required. Only if day respite facility.
Emergency services	
General retail and hire	Only if roadside stall.
Resource Development	Except if permitted.
Resource Processing	
Sports and recreation	
Tourist Operation	
Utilities	Except if No Permit Required.
Prohibited	

Use Class	Qualification
All other uses	

13.3 Use Standards

13.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: <ul style="list-style-type: none"> (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. 	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 	P3 External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; 	P4 Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: <ul style="list-style-type: none"> (a) the time and duration of commercial

<p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) nil on Sundays and Public Holidays.</p>	<p>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 warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>
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13.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the semi-rural character and use of the area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <p>(a) is accommodated in existing buildings;</p> <p>(b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) has a floor area of no more than 160m².</p>	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impacts the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.</p>

13.4 Development Standards for Buildings and Works

13.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must not be more than:</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p>

8.5 m.	<ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; (c) be reasonably necessary due to the slope of the site; (d) be no more than 10 m.
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13.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be must be no less than: 20 m.	P1 Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: <ul style="list-style-type: none"> (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the size and shape of the site; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.
A2 Building setback from side and rear boundaries must be no less than: 20 m.	P2 Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: <ul style="list-style-type: none"> (a) the topography of the site;

	<ul style="list-style-type: none"> (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation; (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.
<p>A3</p> <p>Building setback for buildings for sensitive use (including residential use) must comply with all of the following:</p> <ul style="list-style-type: none"> (i) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (ii) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m. 	<p>P3</p> <p>Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the size of the site; (d) the location of existing buildings on the site; (e) retention of vegetation; (f) the zoning of adjoining and immediately opposite land; (g) the existing use on adjoining and immediately opposite sites; (h) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; (i) any proposed attenuation measures; (j) any buffers created by natural or other features.
<p>A4</p> <p>Buildings and works must be setback from land zoned Environmental Management no less than 100 m.</p>	<p>P4</p> <p>Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:</p>

	<ul style="list-style-type: none"> (a) the size of the site; (b) the location of existing buildings on the site; (c) the potential for the spread of weeds or soil pathogens; (d) the potential for contamination or sedimentation from water runoff; (e) any alternatives for development.
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13.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on the landscape.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must comply with any of the following: <ul style="list-style-type: none"> (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building. (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline. 	P1 The location of buildings and works must satisfy all of the following: <ul style="list-style-type: none"> (a) be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. (b) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape. (c) be located in an area requiring the clearing of native vegetation only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation or any such areas are not suitable for development due to access difficulties or excessive slope; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.
A2 Exterior building surfaces must be coloured using	P2 Exterior building surfaces must avoid adverse

colours with a light reflectance value not greater than 40 percent.	impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.
A3 The combined gross floor area of buildings must be no more than: 375 m ² .	P3 The combined gross floor area of buildings must satisfy all of the following: <ul style="list-style-type: none"> (a) there is no unreasonable adverse impact on the landscape; (b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity; (c) be consistent with any Desired Future Character Statements provided for the area;
A4 Fill and excavation must comply with all of the following: <ul style="list-style-type: none"> (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access. 	P4 Fill and excavation must satisfy all of the following: <ul style="list-style-type: none"> (a) does not detract from the landscape character of the area; (b) does not unreasonably impact upon the privacy for adjoining properties; (c) does not affect land stability on the lot or adjoining land.

13.4.4 Outbuildings

Objective:	
To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.	
Acceptable Solutions	Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following: <ul style="list-style-type: none"> (a) have a combined gross floor area no more than 100 m²; (b) have a wall height no more than 6.5 m and a building height not more than 7.5 m; (c) have setback from frontage no less than that of the existing or proposed dwelling on the site. 	P1 Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following: <ul style="list-style-type: none"> (a) be less visually prominent than the existing or proposed dwelling on the site; (b) be consistent with the scale of outbuildings on the site or in close visual proximity (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

13.4.5 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

13.5 Development Standards for Subdivision

13.5.1 Lot Design

Objective:	
To provide for new lots that: <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas. 	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority: as specified in Table 13.1.	P1 No Performance Criteria.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or	P2 The design of each lot must contain a building area able to satisfy all of the following: <ul style="list-style-type: none"> (a) is reasonably capable of accommodating

<p>utilities;</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) has a separation distance no less than: <ul style="list-style-type: none"> (i) 100 m from land zoned Rural Resource; (ii) 200 m from land zoned Significant Agriculture; (f) has a setback from land zoned Environmental Management no less than 100 m. (g) is a minimum of 30 m x 30 m in size. 	<p>residential use and development;</p> <ul style="list-style-type: none"> (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land; (d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development; (e) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than: <ul style="list-style-type: none"> (i) 40 m from land zoned Rural Resource; (ii) 80 m from land zoned Significant Agriculture; (f) is setback from land zoned Environmental Management to satisfy all of the following: <ul style="list-style-type: none"> (i) there is no significant impact from the development on environmental values; (ii) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised; (iii) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management; (iv) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.
<p>A3</p> <p>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</p> <p>40 m.</p>	<p>P3</p> <p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than:</p> <p>6m.</p>
<p>A4</p> <p>No lot is an internal lot. [R1]</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) access is from a road existing prior to the

	<p>planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of rural living land;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>
<p>A5</p> <p>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5</p> <p>Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>

Footnotes

[R1] Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots. They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

13.5.2 Roads

Objective:
<p>To ensure that the arrangement of new roads within a subdivision provides for all of the following:</p> <p>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</p>

- (b) the adequate accommodation of vehicular, pedestrian and cycling traffic;
- (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new road.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) internal lots are not created; (g) connectivity with the neighbourhood road network is maximised; (h) the travel distance between key destinations such as shops and services is minimised; (i) walking, cycling and the efficient movement of public transport is facilitated; (j) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (k) multiple escape routes are provided if in a bushfire prone area.

13.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
(a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic; (c) the adequate accommodation of equestrian traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) topographical and other physical conditions of the site are appropriately accommodated in the design; (e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.
A2 No Acceptable Solution.	P2 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

13.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria

A1 Each lot must be connected to a reticulated potable water supply where such a supply is available. R1	P1 No Performance Criteria.
A2 No Acceptable Solution.	P2 Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. R2	P3 Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.

13.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

13.5.4.R2 The Stormwater Management Code governs specific details.

Table 13.1 Minimum Lot Size

Rural Living Zone Area	Minimum Lot Size	Area defined by map overlay?
A	5000m ²	Yes
B	1 ha	Yes
C	2 ha	Yes

14.0 Environmental Living Zone

14.1 Zone Purpose

14.1.1 Zone Purpose Statements

- 14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.
- 14.1.1.2 To ensure development is reflective and responsive to the natural or landscape values of the land.
- 14.1.1.3 To provide for the management and protection of natural and landscape values, including skylines and ridgelines.
- 14.1.1.4 To protect the privacy and seclusion that residents of this zone enjoy.
- 14.1.1.5 To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.
- 14.1.1.6 To encourage passive recreational opportunities through the inclusion of pedestrian,

cycling and horse trail linkages.

14.1.1.7 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

14.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

14.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

14.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities and located underground
Permitted	
Use Class	Qualification
Residential	Only if single dwelling or home-based business
Visitor accommodation	
Discretionary	
Use Class	Qualification
Community meeting and entertainment	Only if church, art and craft centre or public hall
Emergency services	Only if a fire station
Resource Development	Except if intensive animal husbandry or plantation forestry
Sports and recreation	
Utilities	Except if No Permit Required.
Prohibited	
Use Class	Qualification
All other uses	

14.3 Use Standards

14.3.1 Non-Residential Use

Objective:
To ensure that non-residential use does not unreasonably impact residential amenity.

Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: <ul style="list-style-type: none"> (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. 	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.

14.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the bushland character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	P1 Visitor accommodation must satisfy all of the following: <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.

14.4 Development Standards for Buildings and Works

14.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building height must not be more than: 7.5 m.	P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; (c) be reasonably necessary due to the slope of the site; (d) be no more than 8.5 m.

14.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be must be no less than: 30 m.	P1 Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the size and shape of the site; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when

	<p>viewed from an adjoining road;</p> <p>(g) retention of vegetation.</p>
<p>A2</p> <p>Building setback from side and rear boundaries must be no less than: 30 m.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation; (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.
<p>A3</p> <p>Building setback for buildings for sensitive use (including residential use) must comply with all of the following:</p> <ul style="list-style-type: none"> (i) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (ii) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m. 	<p>P3</p> <p>Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the size of the site; (d) the location of existing buildings on the site; (e) retention of vegetation; (f) the zoning of adjoining and immediately opposite land; (g) the existing use on adjoining and immediately opposite sites; (h) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite

	lots; (i) any proposed attenuation measures; (j) any buffers created by natural or other features.
A4 Buildings and works must be setback from land zoned Environmental Management no less than 100 m.	P4 Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following: (a) the size of the site; (b) the location of existing buildings on the site; (c) the potential for the spread of weeds or soil pathogens; (d) the potential for contamination or sedimentation from water runoff; (e) any alternatives for development.

14.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.	
Acceptable Solutions	Performance Criteria
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located on a <u>site</u> that does not require the clearing of <u>native vegetation</u> and is not on a skyline or ridgeline.	P1 The location of buildings and works must satisfy all of the following: (a) be located in an area requiring the clearing of native vegetation only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures; (iii) the location of clearing has the least environmental impact; (b) be located on a skyline or ridgeline only if: (i) there are no other sites suitable for development due to access difficulties or excessive slope;

	<ul style="list-style-type: none"> (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p>
<p>A2</p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>
<p>A3</p> <p>The combined gross floor area of buildings must be no more than: 300 m².</p>	<p>P3</p> <p>The combined gross floor area of buildings must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) there is no unreasonable impact on natural values; (b) there is no unreasonable impact on the landscape; (c) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity; (d) be consistent with any Desired Future Character Statements provided for the area;
<p>A4</p> <p>Fill and excavation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access. 	<p>P4</p> <p>Fill and excavation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) there is no unreasonable impact on natural values; (b) does not detract from the landscape character of the area; (c) does not unreasonably impact upon the privacy of adjoining properties; (d) does not affect land stability on the lot or adjoining land.

14.4.4 Outbuildings

Objective:	
To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.	
Acceptable Solutions	Performance Criteria
A1 Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following: <ul style="list-style-type: none"> (a) have a combined floor area no more than 80 m²; (b) have a wall height no more than 5.5 m and a building height not more than 6.5 m; (c) have setback from frontage no less than that of the existing or proposed dwelling on the site. 	P1 Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following: <ul style="list-style-type: none"> (a) be less visually prominent than the existing or proposed dwelling on the site; (b) be consistent with the scale of outbuildings on the site or in close visual proximity (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

14.5 Development Standards for Subdivision

14.5.1 Lot Design

Objective:	
To provide for new lots that: <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas. 	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority: 50 ha	P1 There is no performance criteria.

<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) has a separation distance no less than: <ul style="list-style-type: none"> (i) 100 m from land zoned Rural Resource; (ii) 200 m from land zoned Significant Agriculture; (f) has a setback from land zoned Environmental Management no less than 100 m. (g) is a minimum of 30 m x 30 m in size. 	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) is reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land; (d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development; (e) is located to minimise environmental impacts. (f) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than: <ul style="list-style-type: none"> (i) 40 m from land zoned Rural Resource; (ii) 80 m from land zoned Significant Agriculture; (g) is setback from land zoned Environmental Management to satisfy all of the following: <ul style="list-style-type: none"> (i) there is be no significant impact from the development on environmental values; (ii) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised; (iii) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management; (iv) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.
<p>A3</p> <p>The frontage for each lot must be no less than the following, except if for public open space, a</p>	<p>P3</p> <p>The frontage of each lot must provide opportunity for reasonable vehicular and</p>

<p>riparian or littoral reserve or utilities and except if an internal lot:</p> <p>40 m.</p>	<p>pedestrian access and must be no less than: 6m.</p>
<p>A4</p> <p>No lot is an internal lot. [R1]</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; (b) it is not reasonably possible to provide a new road to create a standard frontage lot; (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (d) the lot will contribute to the more efficient utilisation of environmental living land; (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use; (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot; (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
<p>A5</p> <p>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5</p> <p>Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>

Footnotes

[R1] Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots. They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

14.5.2 Roads

Objective:	
<p>To ensure that the arrangement of new roads within a subdivision provides for all of the following:</p> <ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian and cycling traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new road.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) internal lots are not created; (g) connectivity with the neighbourhood road network is maximised; (h) multiple escape routes are provided if in a bushfire prone area; (i) be designed, located and constructed to minimise adverse impacts on environmental values.

14.5.3 Ways and Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
(a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic; (c) the adequate accommodation of equestrian traffic.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) topographical and other physical conditions of the site are appropriately accommodated in the design; (e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.
A2 No Acceptable Solution.	P2 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

14.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria

A1 It is not necessary to connect a lot to a reticulated potable water supply. R1	P1 No Performance Criteria.
A2 No Acceptable Solution. R1	P2 Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. R2	P3 Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.

14.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme. 14.5.4.R2 The Stormwater Management Code governs specific details.

Table 14.1 Minimum Lot Size

This table is not used in this planning scheme.

15.0 Urban Mixed Use Zone

15.1 Zone Purpose

15.1.1 Zone Purpose Statements

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 To encourage use and development at street level that generates activity and pedestrian movement through the area.

15.1.1.3 To provide for design that maximises the amenity at street level including considerations of microclimate, lighting, safety, and pedestrian connectivity.

15.1.1.4 To ensure that commercial use are consistent with the activity centre hierarchy.

15.1.1.5 To ensure development is accessible by public transport, walking and cycling.

15.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

15.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

15.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>

Passive recreation	
Residential	Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30 m ² .
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Business and professional services	
Community meeting and entertainment	
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if adult sex product shop
Natural and cultural values management	
Residential	Only if above ground floor level
Discretionary	
Use Class	Qualification
Bulky goods sales	
Educational and occasional care	Except if no permit required.
Emergency services	
Equipment and machinery sales and hire	
Food services	Except if permitted
General retail and hire	Only if not displacing an existing residential use or be in a building last used for residential purposes. Except if permitted. Except if an adult sex product shop.
Hospital services	
Hotel industry	Except if adult entertainment venue.
Research and development	
Residential	Except if no permit required or if permitted
Service industry	
Sports and recreation	
Storage	
Tourist operation	
Transport depot and distribution	Only if public transport access facilities.
Utilities	Except if No Permit Required.

Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area.
Prohibited	
Use Class	Qualification
All other uses	

15.3 Use Standards

15.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: <ul style="list-style-type: none"> (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the	P3 External lighting must not adversely affect

<p>following:</p> <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 	<p>existing or future residential amenity, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
<p>A4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 5.00 pm Saturdays; (c) 9.00 am to 12 noon Sundays and Public Holidays. 	<p>P4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

15.4 Development Standards for Buildings and Works

15.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in the General Residential Zone or Inner Residential Zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than: 10 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent

	public space; (d) allow for a transition in height between adjoining buildings, where appropriate; (e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

15.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no more than: 3 m	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
A2 Building setback from the General Residential or Inner Residential Zone must be no less than:	P2 Building setback from the General Residential or Inner Residential Zone must be sufficient to prevent unreasonable adverse impacts on

<ul style="list-style-type: none"> (a) 3 m; or (b) half the height of the wall, whichever is the greater. 	<p>residential amenity by:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.
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15.4.3 Design

Objective:	
To ensure that building design for non-residential uses contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design for non-residential use must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows 	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat 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; (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 insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for

or doors with a frontage to a street or public place.	the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
A2 Walls of a building facing the General Residential Zone or Inner Residential Zone must be coloured using colours with a light reflectance value not greater than 40 percent.	P2 No Performance Criteria.

15.4.4 Passive Surveillance

Objective:	
To ensure that building design for non-residential uses provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park. 	P1 Building design must provide for passive surveillance of public spaces by satisfying all of the following: <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

15.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: <ul style="list-style-type: none"> (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1 m. 	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with the General Residential Zone or Inner Residential Zone landscaping must be provided for a depth no less than: 2 m.	P2 Along a boundary with the General Residential Zone or Inner Residential Zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in the General Residential Zone or Inner Residential Zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.

15.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

15.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in the General Residential Zone or Inner Residential Zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in the General Residential Zone or Inner Residential Zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

15.4.8 Residential Amenity

Objective:	
To ensure that buildings for residential use provide reasonable levels of residential amenity and safety.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.	P1 A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).
A2 The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or	P2 The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or

<p>minimised by complying with any of the following:</p> <ul style="list-style-type: none"> (a) have a side boundary setback no less than 3 m; (b) be offset no less than 1.5 m from the windows of habitable rooms on adjacent lots where on the same horizontal lane; (c) have a window seal height no less than 1.5 m. 	<p>minimised through their separation and off-set or by use of solid or translucent screening.</p>
<p>A3</p> <p>Outdoor living space must be provided for a dwelling that complies with all of the following:</p> <ul style="list-style-type: none"> (a) be no less than 10 m²; (b) have a width no less than 2 m. 	<p>P3</p> <p>Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.</p>
<p>A4</p> <p>Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed to achieve internal noise levels no more than 45 dBA in accordance with relevant Australian Standards for acoustics control, (including AS3671 - Road Traffic, and AS2107 - Habitable Rooms).</p>	<p>P4</p> <p>Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed, through site layout and building design, to provide internal noise levels that accord a reasonable level of residential amenity for the occupants.</p>

15.5 Development Standards for Subdivision

15.5.1 Subdivision

<p>Objective:</p> <p>To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size of each lot must be no less than: 300 m².</p> <p>except if for public open space, a riparian reserve or utilities.</p>	<p>P1</p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; 	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character

<ul style="list-style-type: none"> (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size. 	<p>Statements;</p> <ul style="list-style-type: none"> (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
<p>A3</p> <p>The frontage for each lot must be no less than: 15 m.</p>	<p>P3</p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
<p>A5</p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criteria.</p>
<p>A6</p> <p>No Acceptable Solution.</p>	<p>P6</p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>

16.0 Village Zone

16.1 Zone Purpose

16.1.1 Zone Purpose Statements

- 16.1.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.
- 16.1.1.2 To provide for residential and associated development in small communities.
- 16.1.1.3 To ensure development is accessible by walking and cycling.
- 16.1.1.4 To allow for a small shopping precinct that may include supermarket, tourism related business and a range of shops and rural services.
- 16.1.1.5 To allow for office based employment provided that it supports the viability of the centre and the surrounding area and maintains an active street frontage.
- 16.1.1.6 To provide for the efficient utilisation of existing reticulated services in serviced villages.

16.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

16.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

16.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities.
Permitted	
Use Class	Qualification
Residential	Only if single dwelling or home-based business
Educational and occasional care	Only if a kindergarten, primary school, child care centre or day respite facility
Emergency services	
Visitor accommodation	Only if bed and breakfast establishment, holiday cabin or holiday unit.
Discretionary	
Use Class	Qualification
Bulky goods sales	

Business and professional services	
Community meeting and entertainment	
Crematoria and cemeteries	Only if for cemeteries
Domestic animal breeding, boarding or training	
Educational and occasional care	Except if permitted.
Equipment and machinery sales and hire	
Food services	
General retail and hire	
Hospital services	
Hotel industry	
Recycling and waste disposal	Only if a waste transfer station.
Research and development	
Residential	Except if permitted
Resource processing	Except if abattoir or sawmilling.
Service industry	
Sports and recreation	
Storage	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	Only if a public car park
Visitor accommodation	Except if Permitted.
Prohibited	
Use Class	Qualification
All other uses	

16.3 Use Standards

16.3.1 Non-Residential Use

Objective:	
To ensure that non-residential use does not unreasonably impact residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation must be within: <ul style="list-style-type: none"> (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	P1 Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
A2 Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P2 Noise emissions measured at the boundary of the site must not cause environmental harm.
A3 External lighting must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land. 	P3 External lighting must not adversely affect existing or future residential amenity, having regard to all of the following: <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A4 Commercial vehicle movements, (including	P4 Commercial vehicle movements, (including

<p>loading and unloading and garbage removal) to or from a site must be limited to 40 vehicle movements per day and be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm on Sundays and Public Holidays. 	<p>loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.
<p>A5</p> <p>The gross floor area of a non-residential use must be no more than: 200 m².</p>	<p>P5</p> <p>The size and location of a non-residential use must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) does not dominate residential areas of the settlement; (b) be consistent with surrounding use and development; (c) be consistent with any Local Area Objectives or Desired Future Character Statements.

16.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the

	<p>character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.</p>
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16.4 Development Standards for Buildings and Works

16.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than: 8.5 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (iii) visual impact when viewed from adjoining lots, due to bulk and height; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate; (e) be no more than 9.5 m.

16.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be: no less than 4.5 m	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape,
A2 Building setback from side and rear boundaries must be no less than: <ul style="list-style-type: none"> (a) 2 m; (b) half the height of the wall, whichever is the greater. 	P2 Building setback from side and rear boundaries must satisfy all of the following: <ul style="list-style-type: none"> (a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (iii) visual impact, when viewed from adjoining lots, through building bulk and massing; taking into account aspect and slope.

16.4.3 Design

Objective:	
To ensure that building design for non-residential uses contributes positively to the streetscape, the amenity and safety of the public and adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building design for non-residential use must	P1 Building design must enhance the streetscape by

<p>comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place. 	<p>satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat 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; (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 insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
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16.4.4 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of sites for non-residential use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping along the frontage of a site is not required if all of the following apply:</p> <ul style="list-style-type: none"> (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage 	<p>P1</p> <p>Landscaping must be provided for sites for non-residential use to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms

of no more than 1 m.	<p>to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>
A2	P2
Along a boundary with a lot used for residential use landscaping must be provided for a depth no less than: 2 m.	Along a boundary with a lot used for residential use landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of the adjoining land, having regard to the characteristics of the site and the characteristics of the adjoining land.

16.4.5 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

16.4.6 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along side and rear boundaries must be no more than 2.1 m.	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of the area, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence;

	<ul style="list-style-type: none"> (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.
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16.5 Development Standards for Subdivision

16.5.1 Lot Design

Objective:	
To provide for new lots that:	
<ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (d) are not internal lots, except if the only reasonable way to provide for efficient use of land; (e) are provided in a manner that provides for the efficient and ordered provision of infrastructure. 	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities: <ul style="list-style-type: none"> (a) no less than 600 m² and no more than 1,000 m², excluding a balance lot. 	P1 No Performance Criteria.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities: <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 	P2 The design of each lot must contain a building area able to satisfy all of the following: <ul style="list-style-type: none"> (a) be reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve maximum solar access, given the slope and aspect of the land; (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;

<p>5;</p> <p>(e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is a minimum of 10 m x 15 m in size.</p>	<p>(e) provides for sufficient useable area on the lot for both of the following;</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p>
<p>A3</p> <p>The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3</p> <p>The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p> <p>(b) provides opportunity for passive surveillance between residential development on the lot and the public road,</p> <p>(c) is no less than 6m.</p>
<p>A4</p> <p>No lot is an internal lot.</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p>

	(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.
A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	P5 Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.

16.5.2 Roads

Objective:	
To ensure that the arrangement of new roads within a subdivision provides for all of the following:	
<ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land. 	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	P1 The arrangement and construction of roads within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian lanes, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised; (g) the travel distance between key destinations such as shops and services is minimised;

	<ul style="list-style-type: none"> (h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; (j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.
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16.5.3 Ways and Public Open Space

Objective:	
<p>To ensure that the arrangement of ways and public open space provides for all of the following:</p> <ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of pedestrian and cycling traffic. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land

	<p>or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
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16.5.4 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated potable water supply.	P1 No Performance Criteria.
A2 Each lot must be connected to a reticulated sewerage system where available.	P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.

17.0 Community Purpose Zone

17.1 Zone Purpose

17.1.1 Zone Purpose Statements

17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

17.1.1.2 To ensure land required for future public use is protected from inappropriate use or development.

17.1.1.3 To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

17.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

17.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

17.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and Cultural Values Management	
Passive Recreation	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Business and professional services	Only if office for a community-based organisation
Community meeting and entertainment	
Crematoria and cemeteries	
Educational and occasional care	
Emergency services	
Hospital services	
Recycling and waste disposal	Only if waste transfer station
Sports and recreation	
Tourist operation	Only if visitor centre
Discretionary	
Use Class	Qualification
Business and professional	

services	
Custodial facility	Only if existing
Food services	
General retail and hire	
Recycling and waste disposal	Only if existing
Residential	Only if residential aged care, respite centre or retirement village, or multiple dwellings for the aged or community housing
Tourist operation	Except if Permitted.
Utilities	Except if No Permit Required.
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

17.3 Use Standards

17.3.1 Hours of Operation

Objective:	
To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: <ul style="list-style-type: none"> (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks. 	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

17.3.2 Noise

Objective:	
To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 7.00 	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

<p>am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>

17.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 9:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>P1</p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p>
<p>A2</p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.R1</p>	<p>P2</p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must satisfy all of the following:</p> <p>(a) be necessary for sport or recreational use;</p> <p>(b) not operate after 9.00 pm unless spill light does not unreasonably impact residential amenity of nearby land.</p>

17.3.3.R1 Obtrusive light defined under AS 4282-1997-1.4.7 means: ...spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg. Signal lights.

17.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5 pm Saturdays;</p> <p>(c) 10.00 am to 12 noon Sundays and Public Holidays.</p>	<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</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 warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>

17.3.5 Discretionary Use

Objective:	
To avoid the commercialisation and privatisation of public land intended for community use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Discretionary use must complement and enhance the use of the land for community purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.</p>

17.4 Development Standards for Buildings and Works

17.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none">(a) be consistent with any Desired Future Character Statements provided for the area;(b) be compatible with the scale of nearby buildings;(c) not unreasonably overshadow adjacent public space;(d) provide for a transition in height between adjoining buildings;(e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

17.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 3 m	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none">(a) be consistent with any Desired Future Character Statements provided for the area;(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;(c) enhance the characteristics of the site, adjoining lots and the streetscape;

	<p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>
<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>
<p>A3</p> <p>Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m;</p> <p>(b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.</p>	<p>P3</p> <p>Building setback for buildings for sensitive use must be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land.</p>

17.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p>

<p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>

17.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings design must complying with all of the following:</p> <p>(a) provide the main pedestrian entrance to</p>	<p>P1</p> <p>Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</p>

<p>the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>
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17.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact</p>

	on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.
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17.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

17.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements

	provided for the area.
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17.5 Development Standards for Subdivision

17.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	P1 Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	P2 The frontage of each lot must be capable of adequately serving the intended purpose.
A3 No Acceptable Solution.	P3 The arrangement of ways and public open space within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the

	<p>relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
<p>A4</p> <p>Services capable of adequately serving the intended purpose must be connected to each lot.</p>	<p>P4</p> <p>Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:</p> <ul style="list-style-type: none"> (a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, <p>as the case may be.</p>

18.0 Recreation Zone

18.1 Zone Purpose

18.1.1 Zone Purpose Statements

18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

18.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

18.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

18.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Sports and recreation	Only if provided by the Council or an agency.
Utilities	Only if minor utilities.
Permitted	
Use Class	Qualification
Sports and recreation	Except if No Permit Required.
Discretionary	
Use Class	Qualification
Business and professional services	Only if office for a community-based organisation
Community meeting and entertainment	
Domestic animal breeding, boarding or training	Only if for animal training
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	
General retail and hire	
Pleasure boat facility	
Tourist operation	
Utilities	Except if No Permit Required.
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

18.3 Use Standards

18.3.1 Hours of Operation

Objective:
To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <ul style="list-style-type: none"> (a) 7.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks. 	<p>P1</p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>

18.3.2 Noise

<p>Objective:</p> <p>To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>

18.3.3 External Lighting

<p>Objective:</p> <p>To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.</p>
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Acceptable Solutions	Performance Criteria
A1 External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. 	P1 External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas R1, having regard to all of the following: <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.
A2 Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.R1	P2 Flood lighting of sport and recreation facilities within 200 m of a residential zone must satisfy all of the following: <ul style="list-style-type: none"> (a) be necessary for sport or recreational use; (b) not operate after 9.00 pm unless spill light does not unreasonably impact residential amenity of nearby land.

18.3.3.R1 Obtrusive light defined under AS 4282-1997-1.4.7 means: ...spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg. Signal lights.

18.3.4 Commercial and Patron Vehicle Movements

Objective:	
To ensure that commercial and patron vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 7.00 pm Saturdays; (c) 10.00 am to 6.00 pm Sundays and Public Holidays. 	P1 Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including

	<p>associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>
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18.3.5 Discretionary Use

Objective:	
To ensure land within the zone is used primarily for purposes consistent with Zone Purpose.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

18.4 Development Standards for Buildings and Works

18.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) not unreasonably overshadow adjacent public space; (c) be compatible with the scale of nearby buildings; (d) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

18.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 3 m	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) enhance the characteristics of the site, adjoining lots and the streetscape; (c) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
A2 Building setback from a residential zone must be no less than: <ul style="list-style-type: none"> (a) 3 m; (b) half the height of the wall, whichever is the greater. 	P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

18.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place. 	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat 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; (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 insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints; (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (h) be consistent with any Desired Future Character Statements provided for the area.
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>

18.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Buildings design must comply with all of the following: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park. 	P1 Buildings design must provide for passive surveillance of public spaces by satisfying all of the following: <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.

18.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms

	<p>to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>

18.4.6 Outdoor Storage Areas

<p>Objective:</p> <p>To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>

18.4.7 Fencing

<p>Objective:</p> <p>To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p>

more than 2.1 m and must not contain barbed wire.	<ul style="list-style-type: none"> (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.
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18.5 Development Standards for Subdivision

18.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	P1 Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	P2 The frontage of each lot must be capable of adequately serving the intended purpose.
A3 No Acceptable Solution.	P3 The arrangement of ways and public open space within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from

	<p>development on neighbouring land and public roads as appropriate;</p> <p>(f) provides for a legible movement network;</p> <p>(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
<p>A4</p> <p>Services capable of adequately serving the intended purpose must be connected to each lot.</p>	<p>P4</p> <p>Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:</p> <ul style="list-style-type: none"> (a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, <p>as the case may be.</p>

19.0 Open Space Zone

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

19.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

19.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

19.2 Use Table

No Permit Required	
Use Class	Qualification
Passive recreation	
Natural and cultural values management	
Utilities	Only if minor utilities and underground.
Permitted	
Use Class	Qualification
Discretionary	
Use Class	Qualification
Community meeting and entertainment	
Domestic animal breeding, boarding or training	Only if for training animals
Emergency services	
Food services	
General retail and hire	
Pleasure boat facility	
Sports and recreation	
Visitor accommodation	Only if camping and caravan park or overnight camping area.
Utilities	Except if No Permit Required.
Vehicle parking	
Prohibited	

Use Class	Qualification
All other uses	

19.3 Use Standards

19.3.1 Hours of Operation

Objective:	
To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: <ul style="list-style-type: none"> (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks. 	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

19.3.2 Noise

Objective:	
To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm and 8.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	P2 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.
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19.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	P1 External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

19.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) Nil Sundays and Public Holidays.	P1 Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings;

	(f) the level of traffic on the road; (g) the potential for conflicts with other traffic.
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19.3.5 Discretionary Use

Objective:	
To ensure land within the zone is used primarily for purposes consistent with Zone Purpose.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

19.4 Development Standards for Buildings and Works

19.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 6.5 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space.

19.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 5 m.	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area;

	(b) enhance the characteristics of the site, adjoining lots and the streetscape.
A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.

19.4.3 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.	P1 Landscaping must be provided to satisfy all of the following: (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

19.4.4 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

19.5 Development Standards for Subdivision

19.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	P1 Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	P2 The frontage of each lot must be capable of adequately serving the intended purpose.
A3 No Acceptable Solution.	P3 The arrangement of ways and public open space within a subdivision must satisfy all of the

	<p>following:</p> <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority; (h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy. (i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: <ul style="list-style-type: none"> (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).
<p>A4</p> <p>Services capable of adequately serving the intended purpose must be connected to each lot.</p>	<p>P4</p> <p>Where reticulated services are unavailable but needed for the intended purpose, the lots must</p>

	<p>be capable of:</p> <ul style="list-style-type: none"> (a) being self sufficient for potable water adequate for the intended purpose; (b) accommodating an wastewater management system adequate for the intended purpose; (c) accommodating an on-site stormwater management system adequate for the intended purpose, <p>as the case may be.</p>
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20.0 Local Business Zone

20.1 Zone Purpose

20.1.1 Zone Purpose Statements

- 20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.
- 20.1.1.2 To ensure that facilities are accessible by public transport and by walking and cycling.
- 20.1.1.3 To allow for small scale dining and entertainment activities at night provided that residential amenity of adjoining residential zoned land is protected.
- 20.1.1.4 To encourage residential use where appropriate, provided that it supports the viability of the activity centres and an active street frontage is maintained.
- 20.1.1.5 To ensure that building design and use is compatible with surrounding development and use, particularly on land in residential zones.
- 20.1.1.6 To ensure Brighton is the Rural Services Centre for the area and provides for the daily needs of the surrounding community and a focus for day-to-day life.
- 20.1.1.7 To ensure the Brighton town centre provides an active and attractive place for locals and visitors to spend time.

20.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

20.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

20.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Educational and occasional care	Only if for home-based child care in accordance with a license under the <i>Child Care Act 2001</i>

Natural and cultural values management	
Passive recreation	
Residential	Only if home-based business
Utilities	Only minor utilities
Permitted	
Use Class	Qualification
Business and professional services	Only if consulting room, medical centre or post office
Community meeting & entertainment	Only if for art and craft centre, civic centre, community hall, museum, public art gallery or public hall.
Educational and occasional care	Only if an employment training facility and except if no permit required
Food services	Except if a take away food premises with a drive through facility
General retail and hire	Except if adult sex product shop or supermarket
Residential	Only if above ground floor level (except for access) or if more than 25 m from frontage, and except if no permit required
Discretionary	
Use Class	Qualification
Business and professional services	Except if permitted
Community meeting and entertainment	Except if permitted
Educational and occasional care	Except if no permit required or permitted
Emergency services	
Food services	Except if permitted
General retail and hire	Except if permitted
Residential	Except if permitted
Sports and recreation	
Tourist operation	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	
Prohibited	
Use Class	Qualification
All other uses	

20.3 Use Standards

20.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive; (b) 9.00 am to 5.00 pm Sundays and Public Holidays. except for office and administrative tasks.	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

20.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm _{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

20.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. 	P1 External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

20.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) 10.00 am to 12 noon Sundays and public holidays. 	P1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

20.4 Development Standards for Buildings and Works

20.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 9 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none">(a) be consistent with any Desired Future Character Statements provided for the area;(b) be compatible with the scale of nearby buildings;(c) not unreasonably overshadow adjacent public space;(d) allow for a transition in height between adjoining buildings, where appropriate;(e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

20.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no more than: 3 m	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none">(a) be consistent with any Desired Future Character Statements provided for the area;(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;(c) enhance the characteristics of the site, adjoining lots and the streetscape;

	<p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>
<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>

20.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or</p>

<p>facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>

20.4.4 Passive Surveillance

<p>Objective:</p> <p>To ensure that building design provides for the safety of the public.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade ;</p> <p>(c) for new buildings or alterations to an</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p>

<p>existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>
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20.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping along the frontage of a site is not required if all of the following apply:</p> <p>(a) the building extends across the width of the frontage, (except for vehicular access ways);</p> <p>(b) the building has a setback from the frontage of no more than 1 m.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>

20.4.6 Outdoor Storage Areas

Objective:
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.

Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

20.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

20.5 Development Standards for Subdivision

20.5.1 Subdivision

Objective:
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size of each lot must be no less than: 300 m².</p> <p>except if for public open space, a riparian reserve or utilities.</p>	<p>P1</p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size. 	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
<p>A3</p> <p>The frontage for each lot must be no less than: 15 m.</p>	<p>P3</p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a

	consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	P5 No Performance Criteria.
A6 No Acceptable Solution.	P6 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

21.0 General Business Zone

21.1 Zone Purpose

21.1.1 Zone Purpose Statements

- 21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.
- 21.1.1.2 To ensure the major centres provide for a range of convenience and goods and services as well as some community services and facilities for the municipal area and surrounds.
- 21.1.1.3 To provide a focus for employment at the municipal level primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services.
- 21.1.1.4 To facilitate residential use above ground floor level.
- 21.1.1.5 To ensure development is highly accessible by public transport, walking and cycling.
- 21.1.1.6 To provide for a mix of retail and office based employment servicing the local area including a supermarket and a range of specialty shops.
- 21.1.1.7 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.

21.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
Green Point To develop Green Point as a focal point for Bridgewater and encourage a mix of uses including retail, commercial, residential, administrative and community services that complement and support the strategic role of the centre.	By appropriate zoning and range of uses.
Cove Hill To develop Cove Hill as a bulky goods and larger format retailing focal point. Larger speciality format retailing and support services to include	By appropriate zoning and range of uses.

supermarkets, hardware, discount department stores, camping, disposals, clothing, furniture, lighting, cafes, restaurants and entertainment facilities are to be concentrated at Cove Hill.	
<p>Brighton Town Centre</p> <p>To develop the Brighton town centre as a Rural Services Centre for the surrounding region and encourage a mix of uses including retail, commercial, administrative and community services that complement this function and provide for the needs of the local community</p>	By appropriate zoning and range of uses.

21.1.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
<p>Green Point</p> <p>Future development at Green Point is to:</p>	
<p>(a) achieve a balance between the opportunities for increased built form, bulk and height and maintaining a high level of pedestrian amenity;</p> <p>(b) ensure that the proportions, materials and openings of buildings contribute positively to the streetscape;</p> <p>(c) improve pedestrian and bus access to Green Point through the provision of a bus interchange and pedestrian walkways and</p> <p>(d) incorporate high quality open spaces that are accessible, safe, well landscaped and provide opportunities for recreation and social interaction.</p>	By appropriate zoning and use and development standards
<p>Cove Hill</p> <p>Future development at Cove Hill is to:</p>	
<p>(a) be designed and sited to create well designed urban spaces with active frontages;</p> <p>(b) ensure that the proportions, materials, openings and decorations of building facades contribute positively to the streetscape;</p> <p>(c) ensure vehicular access and parking provides efficient and safe movement for</p>	By appropriate zoning and use and development standards.

<p>vehicles and pedestrians; and</p> <p>(d) ensure car parks are landscaped in a manner which contributes to the amenity of the local area.</p> <p>(e) ensure non-residential developments are designed so they can be adapted in the future for a variety of uses.</p>	
<p>Brighton Town Centre</p> <p>Future development of the Brighton town centre is to:</p>	
<p>(a) Consolidate the town centre and identify a suitable mix and location of landuses.</p> <p>(b) Improve access and movement within the area for pedestrians, cyclists and vehicles.</p> <p>(c) Facilitate urban design and townscape improvements including gateway treatments, wayfinding, landscaping and streetscape improvements.</p> <p>(d) Ensure development incorporates high quality open spaces that are accessible, safe, well landscaped and provide opportunities for recreation and social interaction.</p>	<p>By appropriate zoning and use and development standards.</p>

21.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Residential	Only if home-based business
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Business and professional services	
Community meeting and entertainment	
Educational and occasional care	Only if above ground floor level, (except for access).
Food services	Except if a take away food premises with a drive through facility.

General retail and hire	
Passive recreation	
Residential	Only if above ground floor level (except for access).
Research and development	Only if above ground floor level (except for access).
Discretionary	
Use Class	Qualification
Bulky goods sales	
Custodial facility	Only if a remand centre.
Educational and occasional care	Except if Permitted.
Emergency services	
Food services	Except if permitted
Hospital services	
Hotel industry	
Manufacturing and processing	Only if for the manufacture of wine casks at 23 Hurst Street, Bridgewater (folio of the Register volume 34145 folio 2020).
Natural and cultural values management	
Research and development	Except if permitted.
Service industry	Only if an extension to an existing use.
Sports and recreation	
Tourist operation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area
Prohibited	
Use Class	Qualification
All other uses	

21.3 Use Standards

21.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays. except for office and administrative tasks.</p>	<p>P1</p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>
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21.3.2 Noise

<p>Objective:</p> <p>To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>

21.3.3 External Lighting

<p>Objective:</p> <p>To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p>	<p>P1</p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of</p>

(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	lighting; (b) distance to habitable rooms in an adjacent dwellings.
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21.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and public holidays.	P1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

21.4 Development Standards for Buildings and Works

21.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: (a) Green Point Precinct: 10 m. (b) Cove Hill Precinct: 15 m	P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area;

(c) Brighton Town Centre Precinct: 9 m	(b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate;
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

21.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no more than: <ul style="list-style-type: none"> (a) 3 m, if fronting Brighton Road, Cove Hill Road, Green Point Road, Hurst Street and Scott Road. (b) nil m, if fronting the East Derwent Highway. 	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.

<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <ul style="list-style-type: none"> (a) 5 m; (b) half the height of the wall, whichever is the greater. 	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.
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21.4.3 Design

<p>Objective:</p> <p>To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; 	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main access to the building in a way that addresses the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat 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; (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 insignificant when viewed from the street; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; (f) not provide awnings over the public footpath only if there is no benefit to the

<p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>

21.4.4 Passive Surveillance

<p>Objective:</p> <p>To ensure that building design provides for the safety of the public.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>

(f) provide well-lit public access at the ground floor level from any external car park.	
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21.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontage of a site is not required if all of the following apply: <ul style="list-style-type: none"> (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1m. 	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

21.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

21.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

21.5 Development Standards for Subdivision

21.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 300 m ² . except if for public open space, a riparian reserve or utilities.	P1 The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;	P2 The design of each lot must contain a building area able to satisfy all of the following: <ul style="list-style-type: none"> (a) be reasonably capable of accommodating

<ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 10 m x 15 m in size. 	<p>use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</p> <ul style="list-style-type: none"> (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
<p>A3</p> <p>The frontage for each lot must be no less than:</p> <ul style="list-style-type: none"> (a) Green Point Precinct: 10 m. (b) Cove Hill Precinct: 10 m (c) Brighton Town Centre Precinct: 15 m 	<p>P3</p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
<p>A5</p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criteria.</p>
<p>A6</p> <p>No Acceptable Solution.</p>	<p>P6</p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>

22.0 Central Business Zone

This zone is not used in this planning scheme.

23.0 Commercial Zone

This zone is not used in this planning scheme.

24.0 Light Industrial Zone

24.1 Zone Purpose

24.1.1 Zone Purpose Statements

24.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

24.1.1.2 To promote efficient use of existing industrial land stock.

24.1.1.3 To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

24.1.1.4 To provide industrial activity with good access to strategic transport networks.

24.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

24.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

24.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Equipment and machinery sales and hire	Only if hire of machinery and equipment
Manufacturing and processing	
Service industry	
Storage	

Discretionary	
Use Class	Qualification
Bulky goods sales	
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	Only if take away food premises or cafe
General retail and hire	Only if for an existing general retail and hire use
Passive recreation	
Recycling and waste disposal	Only if a scrap yard or waste transfer station
Research and development	
Resource processing	
Sports and recreation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

24.3 Use Standards

24.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 100 m of a residential zone must be within: <ul style="list-style-type: none"> (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) nil Sundays and Public Holidays. except for office and administrative tasks. 	P1 Hours of operation of a use within 100 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

24.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>

24.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. 	<p>P1</p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwelling.

24.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 9 am to 5.00 pm Sundays and Public Holidays.</p>	<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</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 warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>

24.3.5 Outdoor Work Areas

Objective:	
To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.</p>	<p>P1</p> <p>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans located within 50 m of a residential zone must be accompanied by effective acoustic screening in the intervening space.</p>

24.4 Development Standards for Buildings and Works

24.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 9 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none">(a) be consistent with any Desired Future Character Statements provided for the area;(b) be compatible with the scale of nearby buildings;(c) not unreasonably overshadow adjacent public space;(d) allow for a transition in height between adjoining buildings, where appropriate;(e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

24.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be parallel to the frontage and must be no less than: 10 m	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none">(a) be consistent with any Desired Future Character Statements provided for the area;(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;(c) enhance the characteristics of the site, adjoining lots and the streetscape;

	(d) provide adequate opportunity for parking.
A2 Building setback from a residential zone must be no less than: <ul style="list-style-type: none"> (a) 10 m; (b) half the height of the wall, whichever is the greater. 	P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots, (d) industrial activity.

24.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (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; 	P1 Building design must enhance the streetscape by satisfying all of the following: <ul style="list-style-type: none"> (a) provide the main access to the building in a way that is visible from the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (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; (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; (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual

<ul style="list-style-type: none"> (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place. 	<ul style="list-style-type: none"> impact; (f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible; (g) be consistent with any Desired Future Character Statements provided for the area.
<p>A2</p> <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be coloured using colours with a light reflectance value not greater than 40 percent.; (b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building. 	<p>P2</p> <p>No performance criteria.</p>

24.4.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 20 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 10 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves 	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate windows and doors for ground floor offices to look upon public access to the building; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (f) provide for sight lines to other buildings and

near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	public spaces.
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24.4.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

24.4.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;

(c) not encroach upon car parking areas, driveways or landscaped areas.	(b) not encroach upon car parking areas, driveways or landscaped areas.
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24.4.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 2.1m must not be erected within 10 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

24.5 Development Standards for Subdivision

24.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 1,000 m ² . except if for public open space, a riparian reserve or utilities.	P1 The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2	P2

<p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 10; (e) is a minimum of 20 m x 20 m in size. 	<p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
<p>A3</p> <p>The frontage for each lot must be no less than: 25 m.</p>	<p>P3</p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
<p>A5</p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criteria.</p>

A6 No Acceptable Solution.	P6 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.
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25.0 General Industrial Zone

25.1 Zone Purpose

25.1.1 Zone Purpose Statements

25.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.

25.1.1.2 To provide industrial activity with good access to strategic transport networks.

25.1.1.3 To promote efficient use of existing industrial land stock.

25.1.1.4 To restrict intensification of existing non-conforming uses.

25.1.1.5 To provide industrial activity with good access to strategic transport networks.

25.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

25.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

25.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only minor utilities
Permitted	
Use Class	Qualification
Equipment and machinery sales and hire	
Extractive industry	Only for Folios of the Register Volume 50853 Folio 1, Volume 125841 Folio 2, Volume 148856 Folio 1, Volume 156753 Folio 6, and Volume 166072 Folio 1.
Manufacturing and processing	
Port and shipping	Except if a wharf

Recycling and waste disposal	
Resource processing	
Storage	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Discretionary	
Use Class	Qualification
Education and occasional care	Only if employment training centre
Emergency services	
Food services	Only if take away food premises or cafe
Port and shipping	Only if a wharf
Research and development	
Sports and recreation	
Vehicle fuel sales and service	
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

25.3 Use Standards

There are no use standards for this zone.

25.4 Development Standards for Buildings and Works

25.4.1 Building Height

Objective:	
To ensure that building height does not result in excessive impact on the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 20 m.	P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be no more than 40 m.

25.4.2 Setback

Objective:
To ensure that building setback contributes positively to the streetscape.

Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 10 m.	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide adequate opportunity for parking.

25.4.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria
A1 Building design must address the street by complying with all of the following: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building at the frontage; (b) screen mechanical plant from view from the street and other public spaces; (c) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof. 	P1 Building design must satisfying all of the following: <ul style="list-style-type: none"> (a) provide the main access to the building in a way that is visible from the street; (b) ensure the visual impact of mechanical plant is limited when viewed from the street; (c) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; (d) be consistent with any Desired Future Character Statements provided for the area.

25.4.4 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 2.4 m must not be erected within 10 m 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of public roads

<p>of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m.</p>	<p>and other public spaces, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>
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25.5 Development Standards for Subdivision

25.5.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size of each lot must be no less than: 2,000 m².</p> <p>except if for public open space, a riparian reserve or utilities.</p>	<p>P1</p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) clear of easements;</p> <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has an average slope of no more than 1 in 10;</p> <p>(e) is a minimum of 20 m x 40 m in size.</p>	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</p> <p>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</p> <p>(c) minimises the need for earth works,</p>

	retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 40 m.	P3 The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	P4 The arrangement of roads within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	P5 No Performance Criteria.
A6 No Acceptable Solution.	P6 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

26.0 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry,

mining and other primary industries.

26.1.1.4 To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

- (a) fetter existing or potential rural resource use and development on other land;
- (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;
- (c) contribute to the incremental loss of productive rural resources.

26.1.1.5 To provide for protection of rural land so future resource development opportunities are not lost.

26.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

26.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

26.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Passive recreation	
Resource development	Only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan.
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Residential	Only if home-based business or an extension or replacement of an existing dwelling
Resource development	Except where No Permit Required or Discretionary
Discretionary	
Use Class	Qualification
Bulky goods sales	Only if rural suppliers, garden and landscape suppliers or timber yard
Community meeting and	Only if by the Council, an agency or a community organisation.

entertainment	
Crematoria and cemeteries	
Domestic Animal breeding, boarding and training	
Educational and occasional care	Only if related to rural resource use. Except if Permitted.
Emergency services	
Extractive Industry	
Food Services	Only if for the serving of agricultural produce primarily from the region.
General retail and hire	Only if for the sale of agricultural produce primarily from the property or for the hire of rural equipment.
Manufacturing and processing	Only if manufacturing of rural equipment or processing rural products.
Motor racing facility	
Pleasure boat facility	
Research and development	
Residential	Only if single dwelling
Resource development	Only if intensive animal husbandry
Resource processing	
Recycling and waste disposal	
Service industry	Only if primarily for vehicles and machinery used for resource development uses.
Sports and recreation	Only if firing range, golf course or driving range; outdoor recreation facility; race course and sports ground
Storage	Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, woodyard. Only if self storage at 29 Brighton Road, Brighton (folio of the Register volume 63448 folio 5).
Tourist operation	
Transport depot and distribution	Only if for transport and distribution of rural equipment and products.
Visitor accommodation	Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.
Utilities	Except if No Permit Required.
Prohibited	
Use Class	Qualification
All other uses	

26.3 Use Standards

26.3.1 Sensitive Use (including residential use)

Objective:	
To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.	
Acceptable Solutions	Performance Criteria
A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> .	P1 A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following: <ul style="list-style-type: none"> (a) the characteristics of the proposed sensitive use; (b) the characteristics of the existing or likely non-sensitive use on adjoining land; (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.

26.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.	
Acceptable Solutions	Performance Criteria
A1 Visitor accommodation must comply with all of the following: <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	P1 Visitor accommodation must satisfy all of the following: <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private

	<p>rights of way;</p> <p>(e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;</p> <p>(f) not fetter the rural resource use of the property or adjoining land.</p>
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26.3.3 Discretionary Use

Objective:	
To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.

26.4 Development Standards for Buildings and Works

26.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than:</p> <p>8.5 m if for a residential use.</p> <p>10 m otherwise.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area;

	<p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;</p> <p>(c) if for a non-residential use, the height is necessary for that use.</p>
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26.4.2 Setback

Objective:	
To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building setback from frontage must be no less than: 20 m.</p>	<p>P1</p> <p>Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the prevailing setbacks of existing buildings on nearby lots; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.
<p>A2</p> <p>Building setback from side and rear boundaries must be no less than: 50 m.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation.

<p>A3</p> <p>Building setback for buildings for sensitive use must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m. 	<p>P3</p> <p>Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the location of existing buildings on the site; (d) retention of vegetation; (e) the zoning of adjoining and immediately opposite land; (f) the existing use on adjoining and immediately opposite sites; (g) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; (h) any proposed attenuation measures; (i) any buffers created by natural or other features.
<p>A4</p> <p>Buildings and works must be setback from land zoned Environmental Management no less than: 100 m.</p>	<p>P4</p> <p>Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the size of the site; (b) the potential for the spread of weeds or soil pathogens; (c) the potential for contamination or sedimentation from water runoff; (d) any alternatives for development.

26.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The location of buildings and works must comply with any of the following:</p>	<p>P1</p> <p>The location of buildings and works must satisfy all of the following:</p>

<ul style="list-style-type: none"> (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline. 	<ul style="list-style-type: none"> (a) be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces; (b) be consistent with any Desired Future Character Statements provided for the area; (c) be located in an area requiring the clearing of native vegetation only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.
<p>A2</p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape.</p>
<p>A3</p> <p>The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>P3</p> <p>The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:</p> <ul style="list-style-type: none"> (a) does not have significant impact on the rural landscape of the area; (b) does not unreasonably impact upon the privacy of adjoining properties; (c) does not affect land stability on the lot or adjoining areas.

26.4.4 Plantation Forestry

Objective:	
To ensure that plantation forestry does not significantly impact watercourses, sensitive uses and landscape values.	
Acceptable Solutions	Performance Criteria
A1 Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.	P1 No Performance Criteria.

26.5 Development Standards for Subdivision

26.5.1 New Lots

Objective:	
To prevent further fragmentation and fettering of rural resource land.	
Acceptable Solutions	Performance Criteria
A1 A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.	P1 A lot must satisfy all of the following: <ul style="list-style-type: none"> (a) be no less than 40ha; (b) have a frontage of no less than 6m; (c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate rural resource use; (d) be provided with safe vehicular access from a road; (e) provide for the sustainable commercial operation of the land by either: <ul style="list-style-type: none"> (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan; (ii) encompassing an existing or proposed non-agricultural rural resource use; (f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2; (g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling; (h) if vacant, must: (i) contain a building area capable of

	<p>accommodating residential development satisfying clauses 26.4.2 and 26.4.3;</p> <p>(ii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>
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26.5.2 Reorganisation of Boundaries

Objective:	
To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A lot is for public open space, a riparian or littoral reserve or utilities.</p>	<p>P1</p> <p>The reorganisation of boundaries must satisfy all of the following:</p> <p>(a) all existing lots are adjoining or separated only by a road;</p> <p>(b) no existing lot was formally a crown reserved road or other reserved land;</p> <p>(c) provide for the sustainable commercial operation of the land by either:</p> <p>(i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan,</p> <p>(ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;</p> <p>(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2;</p> <p>(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot;</p> <p>(f) a new vacant lot must:</p> <p>(i) contain land surplus to rural resource requirements of the primary agricultural lot;</p> <p>(ii) contain a building area capable of</p>

	<p>accommodating residential development satisfying clauses 26.4.2 and 26.4.3.</p> <p>(iii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1ha in size;</p> <p>(ii) have a frontage of no less than 6m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>
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26.5.3 Historic Heritage Places

Objective:	
To provide for the preservation of heritage places surplus to agricultural needs of rural properties.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The subdivision of a lot for the purposes of excising a Local Heritage Place listed in the Heritage Code to this planning scheme or a place listed on the Tasmanian Heritage Register must satisfy all of the following:</p> <p>(a) the place no longer contributes to, or supports, the agricultural use and commercial operation of the property;</p> <p>(b) the subdivision will ensure that the heritage values of the place will be restored and maintained into the future through appropriate mechanisms on the title;</p> <p>(c) any urgent works on the heritage fabric of the place are undertaken within 12 months of the issue of title;</p> <p>(d) the heritage curtilage of the place is contained within the lot;</p> <p>(e) the loss of the land to the remainder of the property will not significantly reduce its agricultural use and commercial operation;</p> <p>(f) setback from a dwelling on the lot to new boundaries satisfy clause 26.4.2;</p> <p>(g) serviceable frontage is provided;</p>

	(h) safe vehicular access arrangements are provided.
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27.0 Significant Agricultural Zone

27.1 Zone Purpose

27.1.1 Zone Purpose Statements

- 27.1.1.1 To provide for the use or development of land for higher productivity value agriculture dependent on soil as a growth medium.
- 27.1.1.2 To protect the most productive agricultural land and ensure that non-agricultural use or development does not adversely affect the use or development of that land for agriculture.
- 27.1.1.3 To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- 27.1.1.4 To provide for limited non-agricultural uses that support the continued use of the land for agricultural use.
- 27.1.1.5 To protect regionally significant areas of significant agricultural land identified in the Regional Land Use Strategy, including areas subject to existing or proposed irrigation schemes, from conversion to non-agricultural use.
- 27.1.1.6 To protect areas used for reuse water irrigation.
- 27.1.1.7 To ensure that new residential use is only established where necessary to facilitate the management of the land for agricultural purposes and does not fetter existing or potential agricultural use on other land.
- 27.1.2 Local Area Objectives
There are no Local Area Objectives for this zone.
- 27.1.3 Desired Future Character Statements
There are no Desired Future Character Statements for the zone.

27.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Resource development	Only if for agriculture use. Except if; controlled environment agriculture not dependent on soil as a growth medium, forest operations, intensive animal husbandry, tree farming and plantation forestry.
Utilities	Only minor utilities
Permitted	
Use Class	Qualification

Educational and occasional care	Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Residential	Only if home-based business or an extension or replacement of an existing dwelling
Discretionary	
Use Class	Qualification
Educational and occasional care	Only if related to agriculture. Except if Permitted.
Extractive industry	
Food services	Only if for the serving of agricultural produce primarily from the region.
General retail and hire	Only if for the sale of agricultural produce primarily from the property.
Research and development	Only if for agricultural research
Resource development	Only if controlled environment agriculture, intensive animal husbandry. Only if tree farming and plantation forestry in accordance with a Forest Practices Plan and not located on prime agricultural land.
Resource processing	Only if for the treating, processing and packing of produce from the area.
Residential	Only if a single dwelling necessary to support agricultural use on the property
Sports and recreation	
Tourist Operation	Only if associated with agricultural use on the property.
Visitor accommodation	Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.
Utilities	Except if No Permit Required.
Prohibited	
Use Class	Qualification
All other uses	

27.3 Use Standards

27.3.1 Sensitive Use (including residential use)

Objective:	
To ensure sensitive use does not conflict with or fetter non-sensitive use.	
Acceptable Solutions	Performance Criteria
A1	P1

A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling.	<p>A sensitive use must not conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the characteristics of the proposed sensitive use; (b) the characteristics of the existing or likely non-sensitive use in the surrounding area; (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.
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27.3.2 Visitor Accommodation

Objective:	
To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impacts the safety and efficiency of the local road network or disadvantage owners and users of private rights of way; (e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct; (f) not fetter the rural resource use of the property or adjoining land.

27.3.3 Discretionary Use

Objective:	
To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following: <ul style="list-style-type: none"> (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.
A2 No acceptable solution.	P2 An Extractive industry use must satisfy all of the following: <ul style="list-style-type: none"> (a) be required to locate on the site for one or more of the following reasons: <ul style="list-style-type: none"> (i) to access a specific naturally occurring resource on the site or on land in the vicinity of the site; (ii) to access infrastructure only available on the site or on land in the vicinity of the site; (iii) for operational efficiency; (b) demonstrate a significant benefit to the region, having regard to the economic, social and environmental costs and benefits of the potential use; and (c) minimise the permanent loss of land for agricultural use.

27.4 Development Standards for Buildings and Works

27.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 8.5 m if for a residential use. 10 m otherwise.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy; (c) if for a non-residential use, the height is necessary for that use.

27.4.2 Setback

Objective:	
To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 20 m.	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) minimise adverse impact on the rural landscape as viewed from the road; (c) be no less than 10 m unless the lot size is less than the minimum lot size in this zone or if there is an existing building set back less than this distance, the setback must not be less than the existing building.
A2 Building setback from side and rear boundaries must be no less than: 100 m.	P2 Building setback from side and rear boundaries must satisfy all of the following: <ul style="list-style-type: none"> (a) be sufficient to prevent potential for land use conflict that would fetter non-sensitive

	<p>use of adjoining land;</p> <p>(b) be no less than:</p> <p>40 m, if the lot is greater than 1 ha or if there is an existing building set back less than this distance, the setback must not be less than the existing building;</p> <p>20 m, if the lot is less than or equal to 1 ha or if there is an existing building set back less than this distance, the setback must not be less than the existing building.</p>
<p>A3</p> <p>Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from horticultural use or crop production on adjoining land of 200m;</p> <p>(b) be sufficient to provide a separation distance from land zoned Rural Resource of 100 m.</p>	<p>P3</p> <p>Building setback for buildings for sensitive use must satisfy all of the following:</p> <p>(a) be sufficient to prevent potential for land use conflict that would fetter non-sensitive use of adjoining land;</p> <p>(b) be sufficient to provide a separation distance no less than:</p> <p>80 m from horticultural use or crop production on adjoining land or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building;</p> <p>40 m from land zoned Rural Resource or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building.</p>

27.4.3 Design

<p>Objective:</p> <p>To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The location of buildings and works must comply with any of the following:</p> <p>(a) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline;</p> <p>(b) be located within a building area, if provided on the title;</p> <p>(c) be an addition or alteration to an existing building.</p>	<p>P1</p> <p>The location of buildings and works must satisfy all of the following:</p> <p>(a) be located in an area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of</p>

	<p>infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p> <p>(b) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impact on the rural landscape is minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior <u>building</u> surfaces;</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape.</p>	<p>P2</p> <p>No performance criteria.</p>
<p>A3</p> <p>The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>P3</p> <p>The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:</p> <p>(a) does not have significant impact on the rural landscape of the area;</p> <p>(b) does not unreasonably impact upon the privacy of adjoining properties;</p> <p>(c) does not affect land stability on the lot or adjoining areas.</p>

27.4.4 Plantation Forestry

Objective:
<p>To ensure that plantation forestry does not:</p> <p>(a) displace crop production on prime agricultural land;</p> <p>(b) does not significantly impact watercourses, sensitive uses and landscape values.</p>

Acceptable Solutions	Performance Criteria
A1 Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.	P1 No Performance Criteria.
A2 No Acceptable Solution.	P2 Plantation forestry must not occur on prime agricultural land.

27.5 Development Standards for Subdivision

27.5.1 New Lots

Objective:	
To prevent fragmentation and fettering of agricultural land.	
Acceptable Solutions	Performance Criteria
A1 A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.	P1 No performance criteria.

27.5.2 Reorganisation of Boundaries

Objective:	
To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.	
Acceptable Solutions	Performance Criteria
A1 A lot is for public open space, a riparian or littoral reserve or utilities.	P1 The reorganisation of boundaries must satisfy all of the following: <ul style="list-style-type: none"> (a) all existing lots are adjoining or separated only by a road; (b) no existing lot was formally a crown reserved road or other reserved land; (c) provide for the sustainable commercial operation of the land by either: <ul style="list-style-type: none"> (i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a

	<p>whole farm management plan,</p> <p>(ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;</p> <p>(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 27.4.2;</p> <p>(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot;</p> <p>(f) a new vacant lot must:</p> <p>(i) contain land surplus to rural resource requirements of the primary agricultural lot;</p> <p>(ii) not result in increased demand for public infrastructure or services;</p> <p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1 ha in size;</p> <p>(ii) have a frontage of no less than 25 m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>
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28.0 Utilities Zone

28.1 Zone Purpose

28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

28.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

28.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

28.2 Use Table

No Permit Required	
Use Class	Qualification
Utilities	Only if minor utilities
Natural and cultural values management	
Permitted	
Use Class	Qualification
Recycling and waste disposal	Only if existing facility.
Utilities	Except if No Permit Required.
Discretionary	
Use Class	Qualification
Bulky goods sales	Only if at a refuse disposal site or waste transfer station
Emergency services	
General retail and hire	Only if at Brighton Council Waste Transfer Station
Passive recreation	
Recycling and waste disposal	Except if Permitted.
Research and development	
Service industry	
Sports and recreation	
Storage	Only if associated with a utility
Transport depot and distribution	
Tourist operation	Only if visitor information or visitor centre adjacent to or on a road.
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

28.3 Use Standards

28.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	P1

Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if: (i) for office and administrative tasks; or (ii) a Utilities use.	Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
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28.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>

28.3.3 External Lighting

Objective:	
To ensure that external lighting (not including street lighting) does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; 	<p>P1</p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) level of illumination and duration of lighting;

(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	(b) distance to habitable rooms in an adjacent dwelling.
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28.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: <ul style="list-style-type: none"> (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) Nil Sundays and Public Holidays. 	P1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.

28.3.5 Discretionary Use

Objective:	
To ensure that uses not directly associated with a utility do not compromise the use of that land for utility purposes.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Discretionary use must not compromise or reduce the operational efficiency of an existing or intended utility having regard to all of the following: <ul style="list-style-type: none"> (a) the compatibility of the utility and the proposed use; (b) the location of the proposed use in relation

	<p>to the utility;</p> <p>(c) any required buffers or setbacks;</p> <p>(d) access requirements.</p>
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28.4 Development Standards for Buildings and Works

28.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings unless the height is necessary for the functional requirements of infrastructure; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone unless the height is necessary for the functional requirements of infrastructure.

28.4.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than: 10 m, if from a primary frontage. nil m, if from a secondary frontage.	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area;

	<ul style="list-style-type: none"> (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape.
A2 Building setback from a residential zone must be no less than: <ul style="list-style-type: none"> (a) 5 m; (b) half the height of the wall, whichever is the greater. 	P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots.

28.4.3 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping is not required along the frontage of a site if the building has nil setback to frontage.	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the

	characteristics of the site and the characteristics of the adjoining residentially-zones land.
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28.4.4 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas for non-residential uses must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

28.4.5 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

28.5 Development Standards for Subdivision

28.5.1 Subdivision

Objective:	
To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.	P1 Subdivision is for the purpose of providing a lot for an allowable use.
A2 The frontage for each lot must be no less than 15 m.	P2 The frontage of each lot must be capable of adequately serving the intended purpose.
A3 Services capable of adequately serving the intended purpose must be connected to each lot.	P3 Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of: <ul style="list-style-type: none">(a) being self sufficient for potable water adequate for the intended purpose;(b) accommodating an wastewater management system adequate for the intended purpose;(c) accommodating an on-site stormwater management system adequate for the intended purpose, as the case may be.

29.0 Environmental Management Zone

29.1 Zone Purpose

29.1.1 Zone Purpose Statements

- 29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.
- 29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.
- 29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.
- 29.1.1.4 To recognise and protect highly significant natural values on private land.
- 29.1.1.5 To protect natural values in un-developed areas of the coast.

29.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

29.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

29.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Community meeting and entertainment	Only if a reserve management plan applies
Educational and occasional care	Only if a reserve management plan applies
Emergency services	Only if a reserve management plan applies
Food services	Only if a reserve management plan applies
General retail and hire	Only if a reserve management plan applies
Pleasure boat facility	Only if a reserve management plan applies
Research and development	Only if a reserve management plan applies
Residential	Only if a reserve management plan applies
Sports and recreation	Only if a reserve management plan applies.
Tourist operation	Only if a reserve management plan applies
Utilities	Only if a reserve management plan applies
Vehicle parking	Only if a reserve management plan applies
Visitor accommodation	Only if a reserve management plan applies
Discretionary	
Use Class	Qualification
Community meeting and entertainment	Except if permitted
Emergency services	Except if permitted
Extractive Industry	Only in Conservation Area, Regional Reserve or Public Reserve under the <i>Crown Lands Act 1976</i> .
Pleasure boat facility	Except if permitted
Port and shipping	Only if existing facility

Research and development	Except if permitted
Resource development	Only if for grazing of animals on native pasture or existing non-native pasture. Only if marine farming shore facility or other facility dependant on a coastal location.
Resource processing	Only if dependant on a coastal location.
Sports and recreation	Except if permitted
Tourist operation	Except if permitted
Utilities	Except if Permitted.
Vehicle parking	
Visitor accommodation	Except if Permitted.
Prohibited	
Use Class	Qualification
All other uses	

29.3 Use Standards

29.3.1 Use Standards for Reserved Land

Objective:	
To provide for use consistent with any strategies for the protection and management of reserved land.	
Acceptable Solutions	Performance Criteria
A1 Use is undertaken in accordance with a reserve management plan.	P1 Use must satisfy all of the following: <ul style="list-style-type: none"> (a) be complementary to the use of the reserved land; (b) be consistent with any applicable objectives for management of reserved land provided by the <i>National Parks and Reserves Management Act 2002</i>; (c) not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.

29.4 Development Standards for Buildings and Works

29.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
A1 Building height comply with any of the following: <ul style="list-style-type: none"> (a) as proscribed in an applicable reserve management plan; (b) be no more than 7.5 m. 	P1 Building height must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; (c) be reasonably necessary due to the slope of the site or for the functional requirements of infrastructure.

29.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on nearby rural land and protect environmental values on adjoining land zoned Environmental Living and adjoining land in the World Heritage Area.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must comply with any of the following: <ul style="list-style-type: none"> (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m. 	P1 Building setback from frontage must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape; (b) minimise adverse impact on the landscape as viewed from the road; (c) be consistent with the prevailing setbacks of existing buildings on nearby lots; (d) minimise loss of native vegetation within the front setback where such vegetation makes a significant contribution to the

	landscape as viewed from the road.
A2 Building setback from side and rear boundaries must comply with any of the following: <ul style="list-style-type: none"> (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m. 	P2 Building setback from side and rear boundaries must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.
A3 Buildings and works must be setback from land zoned Environmental Living no less than 30 m.	P3 Buildings and works must be setback from land zoned Environmental Living to satisfy all of the following: <ul style="list-style-type: none"> (a) there is no unreasonable impact from the development on the environmental values of the land zoned Environmental Living; (b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Living is minimised; (c) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Living; (d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Living; (e) be no less than 10m or if there is an existing building setback less than this distance, the setback must not be less than the existing building.
A4 Building setback for buildings for sensitive use (including residential use) must comply with all of the following: <ul style="list-style-type: none"> (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant 	P4 Building setback for buildings for sensitive use (including residential use) must satisfy all of the following: <ul style="list-style-type: none"> (a) be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land; (b) be sufficient to provide a separation

Agriculture no less than 200 m.	<p>distance no less than:</p> <p>40 m from land zoned Rural Resource or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building;</p> <p>80 m from land zoned Significant Agriculture or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building.</p>
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29.4.3 Design

Objective:	
To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> (a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline; (b) be located within a building area, if provided on the title; (c) be an addition or alteration to an existing building; (d) as prescribed in an applicable reserve management plan. 	<p>P1</p> <p>The location of buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be located in an area requiring the clearing of native vegetation only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures; (iii) the location of clearing has the least environmental impact; (b) be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have

	regard to the landscape.
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	P2 Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.
A3 Fill and excavation must comply with all of the following: <ul style="list-style-type: none"> (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access. 	P3 Fill and excavation must satisfy all of the following: <ul style="list-style-type: none"> (a) there is no adverse impact on natural values; (b) does not detract from the landscape character of the area; (c) does not impact upon the privacy for adjoining properties; (d) does not affect land stability on the lot or adjoining land.

29.5 Development Standards for Subdivision

29.5.1 Subdivision

Objective:	
To ensure subdivision of land is for the management of environmental values.	
Acceptable Solutions	Performance Criteria
A1 Subdivision must comply with any of the following: <ul style="list-style-type: none"> (a) be for the purpose of providing for public open space, a reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. (b) be for lots proscribed in an applicable reserve management plan. 	P1 Subdivision is for the purpose of providing a lot for an allowable use.

30.0 Major Tourism Zone

This zone is not used in this planning scheme.

31.0 Port and Marine Zone

This zone is not used in this planning scheme.

32.0 Particular Purpose Zone 1 - Urban Growth Zone

32.1 Zone Purpose

32.1.1 Zone Purpose Statements

- 32.1.1.1 To identify non-urban land intended to be largely converted to urban use and development in the future.
- 32.1.1.2 To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.
- 32.1.1.3 To support a land release program of rezoning of non-urban land into urban land in accordance with the Greater Hobart Settlement Strategy (Southern Tasmania Regional Land Use Strategy 2010–2035).

32.1.2 Local Area Objectives

There are no local area objectives for this zone.

32.1.3 Desired Future Character Statements

There are no desired future character statements for this zone.

32.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Permitted	
Use Class	Qualification
Residential	Only if a single dwelling or home-based business.
Resource development	Only if agricultural use except for controlled environment agriculture.
Utilities	Only if minor utilities
Discretionary	
Use Class	Qualification
Passive recreation	
Utilities	Except if permitted
Prohibited	
Use Class	Qualification

32.3 Use Standards

There are no use standards for this zone.

There are no use standards in this zone.

32.4 Development Standards for Buildings and Works

32.4.1 Buildings and Works

Objective:	
To ensure that development does not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria
A1 Development must comply with any of the following: (a) be for an addition to an existing dwelling, an ancillary dwelling or a home based business; (b) be for a single dwelling and is on a lot no more than 2,000 m ² in size; (c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.	P1 Development must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities.

32.5 Development Standards for Subdivision

32.5.1 Subdivision

Objective:	
To ensure that subdivision of land not in accordance with a Specific Area Plan does not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision of land must satisfy either of the following: (a) be to provide for public open space, a public reserve, or a Utilities use class by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. (b) be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and

	development of the land to urban densities.
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33.0 Particular Purpose Zone 2 - Future Road Corridor

This zone is not used in this planning scheme.

34.0 Particular Purpose Zone 3 - St Ann's Precinct

34.1 Zone Purpose

34.1.1 Zone Purpose Statements

34.1.1.1 Promote the development of aged care facilities that is in keeping with the character of the area, which includes low density living, high levels of privacy and residential amenity, including views;

34.1.1.2 Encourage a diversity of local services and facilities including health care providers, local shops and food services to meet the needs of the complex;

34.1.1.3 Ensure development is surrounded by high quality public spaces throughout the complex by way of provision of landscaping, recreation facilities and pedestrian linkages;

34.1.1.4 Encourage development that has a positive relationship to the East Derwent Highway through provision of landscaping buffers and screening.

34.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

34.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

34.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Business and professional services	Only if medical centre, consulting rooms or offices
Community meeting & entertainment	
Educational and occasional care	Only if day respite centre
Food services	

General retail and hire	Only if a local shop
Hospital services	
Passive recreation	
Residential	
Discretionary	
Use Class	Qualification
Sport and recreation	
Utilities	Except if no permit required
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	

34.3 Use Standards

34.3.1 Amenity

Objective:	
To ensure that non-residential uses do not detrimentally affect the residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Non-residential uses must: <ul style="list-style-type: none"> (a) Only operate between 8.00AM and 6.00PM Monday to Friday if open to the general public; (b) Only operate commercial vehicles or equipment between 7.00AM and 7.00PM Monday to Friday and 10.00AM to 6.00PM Saturday and Sunday; (c) Not have any storage visible from a public road. 	P1 The use is of a scale and intensity consistent with the character of the area and does not cause unreasonable loss of residential amenity.

34.4 Development Standards for Buildings and Works

34.4.1 Building Height

Objective:	
To ensure that a character of high amenity living with building that complement the landscape values and are compatible with the scale of nearby residential areas.	
Acceptable Solutions	Performance Criteria
A1	P1

Building height must be no more than 8.5 m.	<p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be sited to minimise obtrusion within the surrounding landscape; (b) take into account steep slopes and other topographical constraints; (c) not unreasonably impact on the amenity of adjoining lots or existing dwellings from overshadowing, overlooking or visual bulk; (d) not exceed an absolute maximum building height of 10 m.
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34.4.2 Setback

Objective:	
To ensure that a building is sufficiently setback from a frontage to enhance the streetscape, assist in providing adequate space for vehicle access, parking and landscaping and help to attenuate site impacts.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building setback from frontage must no less than:</p> <ul style="list-style-type: none"> (a) 10 m, if fronting a primary frontage; (b) 5 m, if fronting a secondary frontage. 	<p>P1</p> <p>Buildings are setback from a road an appropriate distance having regard to:</p> <ul style="list-style-type: none"> (a) the efficient use of the site; (b) the amenity of adjoining lot; (c) the prevailing setbacks of existing buildings on nearby lots; (d) the visual impact of buildings when viewed from the street; (e) the retention of vegetation within the front setback.
<p>A2</p> <p>Building setback from side and rear boundaries must be no less than:</p> <ul style="list-style-type: none"> (a) 5 m, if from a side boundary; (b) 10 m, if from a rear boundary. 	<p>P2</p> <p>The setback of buildings are an appropriate distance having regard to:</p> <ul style="list-style-type: none"> (a) the efficient use of the site and location of existing vegetation; (b) the impact on the amenity of adjoining lots through loss of sunlight, privacy and visual bulk; (c) the prevailing setbacks of existing buildings on nearby lots; (d) the availability to provide adequate private open space for the dwelling units; (e) site constraints including easements, size and topography.

34.4.3 Design and Site Coverage

Objective:	
To ensure that buildings blend in with the surrounding landscape.	
Acceptable Solutions	Performance Criteria
A1 External finishes of buildings must not be reflective and be of natural colours such as black, grey, brown and green and of a hue that is unobtrusive.	P1 Exterior finishes of buildings must: <ul style="list-style-type: none"> (a) minimise visual obtrusion within the surrounding landscape; (b) offset the visual prominence of bright colours by minimising scale.
A2 Site coverage must be no greater than 50 per cent.	P2 No performance criteria.

34.4.4 Private Open Space and Parking

Objective:	
To provide adequate private open space for the reasonable recreation and service needs of residents and to ensure adequate and efficient provision of parking.	
Acceptable Solutions	Performance Criteria
A1 Dwellings without direct access to the ground level shall have a balcony or deck with a minimum area of 10m ² and a minimum dimension of 2 m.	P1 Private open space must be capable of serving a usable outdoor space that acts as an extension to the dwelling unit for relaxation, dining, entertaining, recreation and children's play and is accessible from a living room.
A2 Each residential unit must have its own parking area and be landscaped as if for a single residence.	P2 Car parks must be close to the respective dwelling, located to not unduly affect the streetscape qualities and landscaping of car parking areas is to be of a nature to shade cars and soften the impact of hard paved surfaces.

34.5 Development Standards for Subdivision

34.5.1 Subdivision

Objective:	
To provide for subdivision of land that is consistent with the purpose of this zone.	
Acceptable Solutions	Performance Criteria
A1 Subdivision of land must comply with all of the following:	P1 Subdivision of land must provide opportunity for reasonable vehicular and pedestrian access and must be no less than 6 m provided that each lot

(a) have a minimum frontage of 30 m;	has a 30 m diameter inscribed circle free of all setbacks and easements and is no less than 2500 m ² in area.
(b) not create a lot that is less than 2500m ² in area.	

35.0 Particular Purpose Zone 4 - School Farm

35.1 Zone Purpose

35.1.1 Zone Purpose Statements

35.1.1.1 To provide for the use of the land as a school farm, including education related to agricultural activities.

35.1.1.2 To ensure the land is attractively maintained and effectively performs its key purpose as a school farm.

35.1.1.3 To encourage multi-purpose, flexible and adaptable use of the land to respond to long term, and changing and emerging school farm, educational and community needs.

35.1.1.4 To recognise the urban context of the land and minimise land use conflicts between this zone and surrounding zones.

35.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

35.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

35.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Community meeting & entertainment	
Educational and occasional care	
Resource development	Except if intensive animal husbandry, aquaculture or horse stud
Discretionary	
Use Class	Qualification
Business and professional services	

Domestic animal breeding, boarding or training	Only if it has a substantial educational component
Food services	
General retail and hire	Only if a market, primary produce sales or it has a substantial educational component
Residential	Only if a boarding house, communal residence or hostel and for educational purposes
Resource processing	Only if it has a substantial educational component
Tourist operation	
Utilities	Except if permitted
Prohibited	
Use Class	Qualification
All other uses	

35.3 Use Standards

35.3.1 Commercial uses

Objective:	
To avoid the commercialisation and privatisation of public land intended for educational and community use.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Business and professional services, food services, general retail and hire and tourist operation uses must complement and enhance the use of the land for a school farm and educational and community purposes by providing for facilities and services that augment and support those uses.

35.3.2 Agricultural Use

Objective:	
To avoid land use conflicts and environmental harm.	
Acceptable Solutions	Performance Criteria
A1 Agricultural activities must be consistent with an approved Environmental Management Plan for the site.	P1 Agricultural activities must minimise odour and noise emissions, minimise the spread of environmental weeds and ensure run-off is collected and filtered prior to discharge.

35.4 Use Standards Adjoining a Residential Zone

35.4.1 Flood Light Emissions

Objective:	
To ensure that flood light emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
A1 Lighting must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.	P1 Lighting must not operate after 9.00 PM unless light spill does not unreasonable impact residential amenity of nearby lots.

35.5 Development Standards for Buildings and Works

35.5.1 Building setback and height

Objective:	
To ensure that building siting and height contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage must be no less than 5 metres.	P1 Building setback from frontage must be sufficient to enhance the streetscape, ensure adjacent residential amenity is protected, provide adequate space for vehicle access, parking and landscaping having regard to all of the following: (a) the sites area and dimensions; (b) the characteristics of the site, adjoining lots and the locality; (c) the purpose of the building.
A2 Building height must be no more than 8.5 m.	P1 Building height must be no more than 12 m and must satisfy all of the following: (a) contribute positively to the visual amenity of the area; (b) be compatible with the scale of nearby buildings.

35.5.2 Landscaping

Objective:	
To ensure that development for discretionary uses is provided with high quality visual amenity.	
Acceptable Solutions	Performance Criteria

A1 Landscaping must be provided along the frontage of the site.	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the site; (b) contribute to passive surveillance; (c) provide any outdoor storage with screening from public view; (d) be consistent and complementary to the streetscape of Brighton.
A2 Along the boundary with a residential zone landscaping must be provided for a depth of no less than 5 metres.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining residential land, having regard to the characteristics of the site and the characteristics of the adjoining residential zoned land.

35.6 Development Standards for Buildings and Works Adjoining a Residential Zone

35.6.1 Building setback, height and design adjoining a residential zone

Objective:	
To ensure that building siting, height and design do not result in unreasonable adverse impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from a residential zone must be no less than: <ul style="list-style-type: none"> (a) 3 m; (b) half the height of the wall, whichever is the greater. 	P1 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impact on residential amenity on adjoining lots by: <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impacts when viewed from adjoining lots.
A2 No Acceptable Solution.	P2 Building elevations abutting a residential zone must be coloured in muted tones.

A3 Building height within 10 m of a residential zone must be no more than 8.5 m	P3 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.
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35.7 Development Standards for Subdivision

35.7.1 Subdivision

Objective:	
To provide for lots with characteristics capable of accommodating use and development for specific intended purposes.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities and be appropriate for the intended purpose and site characteristics.	P1 Subdivision is for the purpose of providing lots for one or more of the following uses: <ul style="list-style-type: none"> (a) community meeting & entertainment; (b) educational and occasional care; (c) passive recreation.
A2 The frontage for each lot must be no less than 6 m.	P2 The frontage of each lot must be capable of adequately serving the intended purpose.
A3 Services capable of adequately serving the intended purpose must be connected to each lot.	P3 Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of: <ul style="list-style-type: none"> (a) being self-sufficient for potable water adequate for the intended purpose; (b) accommodating an on-site stormwater management system adequate for the intended purpose; (c) accommodating an on-site wastewater management system adequate for the intended purpose; as the case may be with respect to the particular service unable to be connected.

Part E

Codes

E1.0 Bushfire-Prone Areas Code

E1.1 Purpose of the Bushfire-Prone Areas Code

E1.1.1 The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.2 Application of this Code

E1.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

E1.2.2 A permit is required for all use and development to which this code applies that is not exempt from this code under clause E1.4.

E1.3 Definition of Terms in this Code

E1.3.1 In this code, unless the contrary intention appears:

Term	Definition
accredited person	means as defined in the Act.
bushfire attack level (BAL)	means the bushfire attack level as defined in <i>Australian Standard AS3959–2009 Construction of buildings in bushfire-prone areas</i> .
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.
bushfire-prone area	means: <ul style="list-style-type: none">(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or(b) where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.
bushfire-	means contiguous vegetation including grasses and shrubs but not including maintained

prone vegetation	lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
contiguou s	means separated by less than 20m.
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
fire hydrant	means as defined in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning</i> .
group home	means use of land for residential accommodation for people with disabilities.
hardstand	means as defined in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning</i> .
hazard management area	means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
hazardous use	E1.3 Bushfire-Prone Areas Code means a use where: (a) the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the <i>Work Health and Safety Regulations 2012</i> ; or (b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the <i>Explosives Act 2012</i> .
hose lay	means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
respite centre	means use of land for respite care for the sick, aged or persons with disabilities.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or

	development.
TFS	means Tasmania Fire Service.
vulnerable use	<p>E1.3 Bushfire-Prone Areas Code</p> <p>means a use that is within one of the following Use Classes:</p> <ul style="list-style-type: none"> (a) Custodial Facility; (b) Educational and Occasional Care; (c) Hospital Services; (d) Residential if for respite centre, residential aged care home, retirement home, and group home.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

E1.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 9.3 of this planning scheme.

E1.5 Use Standards

E1.5.1 Vulnerable Uses

Objective:	
Vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy and bushfire hazard management plan; and

	(e) other advice, if any, from the TFS.
A2 An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: <ul style="list-style-type: none"> (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (b) the ability of occupants of the vulnerable use to: <ul style="list-style-type: none"> (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel. 	P2 No Performance Criterion.
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	P3 No Performance Criterion.

E1.5.2 Hazardous Uses

Objective:	
Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community;

	<p>(c) whether there is no suitable alternative lower-risk site;</p> <p>(d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and</p> <p>(e) other advice, if any, from the TFS.</p>
<p>A2</p> <p>An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to:</p> <p>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and</p> <p>(b) available fire protection measures to:</p> <p>(i) prevent the hazardous use from contributing to the spread or intensification of bushfire;</p> <p>(ii) limit the potential for bushfire to be ignited on the site;</p> <p>(iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and</p> <p>(iv) reduce risk to emergency service personnel.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	<p>P3</p> <p>No Performance Criterion.</p>

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

Objective:
<p>Subdivision provides for hazard management areas that:</p> <p>(a) facilitate an integrated approach between subdivision and subsequent building on a lot;</p> <p>(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</p> <p>(c) provide protection for lots at any stage of a staged subdivision.</p>

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

E1.6.2 Subdivision: Public and fire fighting access

Objective:	
<p>Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person. 	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; (b) the provision of access to: <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

Table E1 Standards for roads

Element		Requirement
A.	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs- Specifications</i>.

Table E2 Standards for property access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the

		<p>carriageway;</p> <p>(f) cross falls of less than 3 degrees (1:20 or 5%);</p> <p>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</p> <p>(h) curves with a minimum inner radius of 10m;</p> <p>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</p> <p>(j) terminate with a turning area for fire appliances provided by one of the following:</p> <p>(i) a turning circle with a minimum outer radius of 10m; or</p> <p>(ii) a property access encircling the building; or</p> <p>(iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</p>
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <p>(a) the requirements for B above; and</p> <p>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</p>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <p>(a) complies with requirements for B above; and</p> <p>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</p>

Table E3 Standards for fire trails

Element		Requirement
A.	All fire trails	<p>The following design and construction requirements apply:</p> <p>(a) all-weather, 4-wheel drive construction;</p> <p>(b) load capacity of at least 20t, including for bridges and culverts;</p> <p>(c) minimum carriageway width of 4m;</p> <p>(d) minimum vertical clearance of 4m;</p> <p>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</p> <p>(f) cross falls of less than 3 degrees (1:20 or 5%);</p> <p>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</p> <p>(h) curves with a minimum inner radius of 10m;</p> <p>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;</p> <p>(j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and</p> <p>(k) terminate with a turning area for fire appliances provided by one of</p>

		<p>the following:</p> <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; and (ii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
B.	Fire trail length is 200m or greater.	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> (a) the requirements for A above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective:	
Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided 	<p>P2</p> <p>No Performance Criterion.</p>

and located compliant with Table E5; or	
(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	

Table E4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: <ul style="list-style-type: none"> (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: <ul style="list-style-type: none"> (a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be: <ul style="list-style-type: none"> (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table E5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all

		<p>times;</p> <p>(c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</p> <p>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</p> <p>(i) metal;</p> <p>(ii) non-combustible material; or</p> <p>(iii) fibre-cement a minimum of 6mm thickness.</p>
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <p>(a) have a minimum nominal internal diameter of 50mm;</p> <p>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</p> <p>(c) be metal or lagged by non-combustible materials if above ground;</p> <p>(d) if buried, have a minimum depth of 300mm [S1];</p> <p>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p>(f) ensure the coupling is accessible and available for connection at all times;</p> <p>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</p> <p>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</p> <p>(i) if a remote offtake is installed, ensure the offtake is in a position that is:</p> <p>(i) visible;</p> <p>(ii) accessible to allow connection by fire fighting equipment;</p> <p>(iii) at a working height of 450 – 600mm above ground level; and</p> <p>(iv) protected from possible damage, including damage by vehicles.</p>
D.	Signage for static water connections.	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <p>(a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</p> <p>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</p>
E.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <p>(a) no more than 3m from the fire fighting water point, measured as a hose lay</p>

		(including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
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Footnotes

[S1] Compliant with Australian/New Zealand Standard AS/NZS 3500.1-2003 Plumbing and drainage, Part 1: Water Services, Clause 5.23

E2.0 Potentially Contaminated Land Code

E2.1 Purpose of the Potentially Contaminated Land Code

E2.1.1 The purpose of this provision is to:

- (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

E2.2 Application of this Code

E2.2.1 This Code applies to:

- (a) a use, on potentially contaminated land, that is a sensitive use, or a use listed in a use class in Table E2.2.1 and is one of the uses specified as a qualification; or
- (b) development on potentially contaminated land.

Table E2.2.1 - Use Table

Use Class	Qualification
Passive recreation	If for public parks, gardens and playgrounds.
Sports and recreation	If for outdoor recreation facilities.

E2.2.2 A permit is required for all use and development to which this Code applies that is not exempt from this Code under clause E2.4.

E2.3 Definition of Terms

background concentration	means as defined in Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> .
contaminated	means the condition of land or water, where any chemical substance or waste has been added as a direct or indirect result of human activity at above background concentration and represents or potentially represents an adverse impact on human health or the environment.
environmental site assessment	means a report prepared by an suitably qualified person on the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment, on or off the site, resulting from that contamination, prepared in accordance with the National Environment Protection (Assessment of

	Site Contamination) Measure 1999, as amended 16 May 2013.
Director	means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .
potentially contaminating activity	means an activity listed in Table E2.2 as a potentially contaminating activity, other than an activity carried out as ancillary to a Residential use class.
Potentially contaminated land	means land that is, or adjoins, land that the applicant or the planning authority: <ul style="list-style-type: none"> (a) knows to have been used for a potentially contaminating activity by reference to:– <ul style="list-style-type: none"> (i) a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or (ii) a previous permit ; or (b) ought reasonably to have known was used for a potentially contaminating activity.
site history	means the collection of information from historical sources to determine if a site is likely to have been impacted by a potentially contaminating activity.
suitably qualified person (contaminated land)	means a person who, in the opinion of the planning authority, meets the criteria set out in section 6 of Schedule B9 of the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> , as amended 16 May 2013.

E2.4 Use or Development exempt from this Code

E2.4.1 The following use and development is exempt from this Code.

E2.4.2 Development:

- (a) to investigate potentially contaminated land; or
- (b) in accordance with a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*.

E2.4.3 Any use or development where a site history prepared by an suitably qualified person has been provided to the planning authority that confirms potentially contaminating activities did not impact the site.

E2.4.4 Development that does not involve disturbance of more than 1m² of land.

E2.4.5 Any use or development that the Director, or a person approved by the Director for the purpose of this Code, having regard to the objective stated in all applicable standards in this Code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures.

E2.5 Use Standards

Objective:	
To ensure that potentially contaminated land is suitable for the intended use	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>The Director, or a person approved by the Director for the purpose of this Code:</p> <ul style="list-style-type: none"> (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use. 	<p>P1</p> <p>Land is suitable for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health or the environment that includes: <ul style="list-style-type: none"> (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use commences; and (iii) a statement that the land is suitable for the intended use.
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E2.6 Development Standards

E2.6.1 Subdivision

Objective:	
To ensure that subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code:</p> <ul style="list-style-type: none"> (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use. 	<p>P1</p> <p>Subdivision does not adversely impact on health and the environment and is suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health and the environment that includes: <ul style="list-style-type: none"> (i) an environmental site assessment; (ii) any specific remediation and

	<p>protection measures required to be implemented before any use or development commences; and</p> <p>(iii) a statement that the land is suitable for the intended use or development.</p>
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E2.6.2 Excavation

Objective:	
To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>Excavation does not adversely impact on health and the environment, having regard to:</p> <p>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</p> <p>(b) a plan to manage contamination and associated risk to human health and the environment that includes:</p> <p>(i) an environmental site assessment;</p> <p>(ii) any specific remediation and protection measures required to be implemented before excavation commences; and</p> <p>(iii) a statement that the excavation does not adversely impact on human health or the environment.</p>

Table E2.2 Potentially Contaminating Activities

Potentially Contaminating Activity	Potentially Contaminating Activity
Acid / alkali plant and formulation	Mineral processing
Ammunition manufacture and usage (e.g. shooting ranges)	Mine sites involving waste rock or tailings deposits
Asbestos production, handling or disposal	Oil or gas production or refining
Asphalt/bitumen manufacturing	Paint formulation and manufacture
Battery manufacturing or recycling	Pesticide manufacture and formulation sites
Boat/ship building, marinas, slip ways and associated boat yards	Petroleum product or oil storage
Boiler or kiln usage	Pharmaceutical manufacture and formulation
Chemical manufacture and formulation (e.g.	Power stations

fertilisers, paints, pesticides, photography, plastics, solvents)	
Commercial engine and machinery repair sites	Printing
Drum conditioning works	Radio-active material usage (e.g. hospitals)
Dry cleaning establishments	Railway yards
Electrical transformers	Scrap yards and recycling facilities
Ethanol production plants	Sewage treatment plants
Explosives industries	Sheep and cattle dips
Fertiliser manufacturing plants	Sites of fires involving hazardous materials, including firefighting foam use
Fill material imported onto a site from a potentially contaminated source	Sites of incidents involving release of hazardous materials
Foundry operations	Spray painting industries
Gas works	Spray storage and mixing sites (e.g. for orchards)
Herbicide manufacture	Tanning and associated trades
Industrial activities involving hazardous chemicals in significant quantities	Textile operations
Iron and steel works	Tyre manufacturing and retreading works
Landfill sites, including on-site waste disposal and refuse pits	Wood preservation and storage or cutting of treated timber
Metal smelting, refining or finishing	Wool scouring
Metal treatments (e.g. electroplating) and abrasive blasting	

E3.0 Landslide Code

E3.1 Purpose

E3.1.1 The purpose of this provision is to ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides.

E3.2 Application

E3.2.1 This Code applies to:

- (a) Development for buildings and works or subdivision on land within a Landslide Hazard Area;
- (b) Use of land for vulnerable use or hazardous use within a Landslide Hazard Area.

E3.3 Definition of Terms

E3.3.1 In this Code, unless the contrary intention appears:

acceptable risk	means a risk society is prepared to accept as it is. That is; without management or treatment.
AGS	means the Australian Geomechanics Society.
dangerous substance	<p>means a substance that has the potential to cause harm to persons, property, or the environment, because of one or more of the following:</p> <ul style="list-style-type: none"> (a) the chemical properties of the substance; (b) the physical properties of the substance; (c) the biological properties of the substance. <p>Without limiting this definition includes all dangerous goods, combustible liquids, hazardous substances and agvet chemicals .</p>
group home	means use of land for residential accommodation for people with disabilities.
hazardous chemical of a manifest quantity	means a hazardous chemical, as defined in the <i>Work Health and Safety Regulations 2012</i> , if the amount of hazardous chemical stored exceeds the manifest quantity as specified under the <i>Work Health and Safety Regulations 2012</i> [S2].
hazardous use	<p>E3.3 Landslide Code means a use that:</p> <ul style="list-style-type: none"> (a) is in the use class Vehicle fuel sales and service; or (b) involves dangerous substances and is in one of the following use classes: <ul style="list-style-type: none"> (i) Extractive industries, if the use involves the storage of a hazardous chemical of a manifest quantity (ii) Hospital services (iii) Manufacturing and processing (iv) Research and development (v) Storage (vi) Transport and distribution (vii) Utilities
landslide risk management report	means an assessment and report by a suitably qualified person (landslip) prepared in accordance with the Australian Geomechanics Society - Practice Note Guidelines for Landslide Risk Management 2007. It includes a landslide risk assessment.
Landslide Hazard Area	<p>means an area shown on the planning scheme maps as a landslide hazard area including:</p> <ul style="list-style-type: none"> (a) Low Landslide Hazard Area; (b) Medium Landslide Hazard Area; (c) Medium Active Landslide Hazard Area; (d) High Landslide Hazard Area.
major works	means any of the following:

	<ul style="list-style-type: none"> (a) excavation of 100 m³ or more in cut volume; (b) excavation or soil disturbance of an area of 1,000 m² or more; (c) clearance of vegetation involving an area of more than 1,000 m²; (d) water storages or swimming pools with a volume of 45,000 litres or more.
major extension	means an extension that is not a minor extension.
minor extension	means an extension of a building by no more than 40 m ² in gross floor area.
suitably qualified person (landslide)	<p>means a suitably qualified person as follows:</p> <ul style="list-style-type: none"> (a) for any Landslide Hazard Area, a geotechnical engineer or an engineering geologist as specified in the Director of Building Control's determination: "Certificates of Specialists or Other Persons" that can complete a landslide risk assessment; or (b) for a Low Landslide Hazard Area, a civil engineer.
tolerable risk	<p>means the residual tolerable risk after the hazard has been satisfactorily treated.</p> <p>The residual tolerable risk may be assessed using either qualitative or quantitative methods in the landslide risk assessment either:</p> <ul style="list-style-type: none"> (a) if using the AGS qualitative risk assessment method apply the "As Low As Reasonably Possible (ALARP)" principle with the residual tolerable risk level no higher than a "moderate" risk level under the AGS 2007(c) risk method; or (b) if using the AGS quantitative risk assessment method then the tolerable loss of life for the person most at risk as suggested by the AGS 2007(c) to be: <ul style="list-style-type: none"> (i) if existing slope / existing development: 10⁻⁴ / annum; (ii) if new constructed slope / new development / existing landslide: 10⁻⁵ / annum.
vulnerable use	<p>E3.3 Landslide Code means a use that:</p> <ul style="list-style-type: none"> (a) is in the Residential Use Class and is one of the following uses: <ul style="list-style-type: none"> (i) respite centre; (ii) residential aged care facility; (iii) retirement village; (iv) group home; or (b) is in one of the following Use Classes: <ul style="list-style-type: none"> (i) Custodial facility; (ii) Educational and occasional care; (iii) Hospital services; (iv) Visitor accommodation.

E3.4 Use or Development Exempt from this Code

The following use or development is exempt from this Code:

- (a) adjustment of a boundary in accordance with clause 9.3 of this planning scheme
- (b) a subdivision creating no more than two lots within a Low Landslide Hazard Area;
- (c) buildings within a Low Landslide Hazard Area;
- (d) minor extensions within the Medium Landslide Hazard Area;
- (e) major extensions and new buildings with a gross floor area no more than 200 m² in the Medium Landslide Hazard Area;
- (f) minor structures or outbuildings; and
- (g) use or development of land for Extractive industry where a mining lease under the *Mineral Resources Development Act 1995* is in force, excluding a hazardous use.

E3.5 Application Requirements

E3.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) A plan, drawn to scale, accurately showing the siting of the proposed use or development relative to landslide hazard areas;
- (b) A landslide risk management report.

E3.5.2 In addition to any other application requirements, the planning authority must require the applicant to provide the following information, which is considered necessary to determine compliance with performance criteria:

- (a) in regard to an application for a hazardous use that is subject consideration under E3.6.1 P1 and P2 or a vulnerable use that is subject consideration under E3.6.2 P1 and P2:
 - (i) a submission demonstrating the purported overriding benefit to the community of the use, in terms of significant long term social or economic community benefits.

E3.6 Use Standards

E3.6.1 Hazardous Use

Objective:	
To ensure that:	
(a) hazardous use is only located in Landslide Hazard Areas in exceptional circumstances;	
(b) if hazardous use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and take into consideration the characteristics, nature and scale of the use.	
Acceptable Solutions	Performance Criteria
A1	P1
Hazardous use relates to an alteration or	Hazardous use is of an overriding benefit to the

intensification of an approved use.	community, in terms of significant long term social or economic community benefits.
A2 No acceptable solution.	P2 Hazardous use must satisfy all of the following: <ul style="list-style-type: none"> (a) No part of the hazardous use is in a High Landslide Hazard Area; (b) Landslide risk to people and the environment associated with the hazardous use is either: <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. (c) Landslide risk to people and the environment associated with the hazardous use must take into consideration the characteristics, nature and scale of the use to: <ul style="list-style-type: none"> (i) prevent the exposure of people and the environment to dangerous substances as a consequence of landslide; (ii) minimise the risk to emergency personnel.

E3.6.2 Vulnerable Use

Objective:	
To ensure that: <ul style="list-style-type: none"> (a) vulnerable use, other than visitor accommodation, is only located on land in a Landslide Hazard Area in exceptional circumstances; (b) if a vulnerable use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and the characteristics, nature and scale of the use taking into consideration the specific circumstances of users of the site. 	
Acceptable Solutions	Performance Criteria
A1 Vulnerable use is for visitor accommodation.	P1 Vulnerable use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.
A2 No acceptable solution.	P2 Vulnerable use must satisfy all of the following: <ul style="list-style-type: none"> (a) No part of the vulnerable use is in a High

	<p>Landslide Hazard Area;</p> <p>(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:</p> <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. <p>(c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:</p> <ul style="list-style-type: none"> (i) protect themselves and defend property from landslide; (ii) evacuate in an emergency; (iii) understand and respond to instructions in the event of a landslide; whilst minimising risk to emergency personnel.
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E3.7 Development Standards for Buildings and Works

E3.7.1 Buildings and Works, other than Minor Extensions

Objective:	
To ensure that landslide risk associated with buildings and works for buildings and works, other than minor extensions, in Landslide Hazard Areas, is:	
<p>(a) acceptable risk; or</p> <p>(b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.7.2 Minor Extensions

Objective:	
<p>To ensure that landslide risk associated with buildings and works for minor extensions in Landslide Hazard Areas is:</p> <ul style="list-style-type: none"> (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works for minor extensions must comply with the following:</p> <ul style="list-style-type: none"> (a) be in a Medium Landslide Hazard Area. 	<p>P1</p> <p>Buildings and works for minor extensions must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.7.3 Major Works

Objective:	
<p>To ensure that landslide risk associated with major works in Landslide Hazard Areas, is:</p> <ul style="list-style-type: none"> (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>Major works must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) no part of the works is in a High Landslide Hazard Area; (b) the landslide risk associated with the works is either: <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.8 Development Standards for Subdivision

E3.8.1 Subdivision

Objective:	
To ensure that landslide risk associated with subdivision in Landslide Hazard Areas, is: (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following: (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either: (i) acceptable risk, or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.
A2 Subdivision is not prohibited by the relevant zone standards.	P2 No performance criteria.

Map E3 Landslide Hazard Area – Medium

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Landslide Hazard Overlay

Map E3 Landslide Hazard Area – Low

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Landslide Hazard Overlay

E4.0 This code number is not used in this planning scheme

E5.0 Road and Railway Assets Code

E5.1 Purpose of the Road and Railway Assets Code

E5.1.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

E5.2 Application of this Code

E5.2.1 This Code applies to use or development of land:

- (a) that will require a new vehicle crossing, junction or level crossing; or
- (b) that intensifies the use of an existing access; or
- (c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
 - (i) a rail network;
 - (ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.

E5.3 Definition of Terms

E5.3.1 In this Code, unless the contrary intention appears:

average annual daily traffic (AADT)	means the total volume of vehicle traffic for a year divided by 365 days.
category 1 road	means a category 1 Trunk Road as defined in Tasmania State Road Hierarchy (Department of State Growth)
category 2 road	means a category 2 Regional Freight Road as defined in Tasmania State Road Hierarchy (Department of State Growth)
junction	means an intersection of two or more roads at a common level, including intersections of on and off ramps and grade-separated roads.
level crossing	means as defined in Section 35 of the <i>Rail Infrastructure Act 2007</i> .
limited access road	means a road proclaimed as limited access under Section 52A of the <i>Roads and Jetties Act 1935</i> .
rail network	means as defined in the <i>Rail Infrastructure Act 2007</i> .

E5.4 Use or Development exempt from this Code

E5.4.1 If for a temporary access or level crossing, with the written consent of the relevant road or rail authority.

E5.5 Use Standards

E5.5.1 Existing road accesses and junctions

Objective:	
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1	P1
The annual average daily traffic (AADT) of vehicle	Any increase in vehicle traffic to a category 1 or

<p>movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p>category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any written advice received from the road authority.
<p>A2</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p>P2</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
<p>A3</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p>P3</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use;

	<ul style="list-style-type: none"> (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
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E5.5.2 Exiting level crossings

Objective:	
To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.	
Acceptable Solutions	Performance Criteria
A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	P1 Any increase in vehicle traffic at an existing access across part of a rail network, must be safe and not unreasonably impact on the efficiency of the rail network, having regard to: <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the use and frequency of the rail network; (d) any alternative access; (e) the need for the use; (f) any traffic impact assessment; and (g) any written advice received from the rail authority.

E5.6 Development Standards

E5.6.1 Development adjacent to roads and railways

Objective:	
To ensure that development adjacent to category 1 or category 2 roads or the rail network: <ul style="list-style-type: none"> (a) ensures the safe and efficient operation of roads and the rail network; (b) allows for future road and rail widening, realignment and upgrading; and (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network. 	
Acceptable Solutions	Performance Criteria

<p>A1.1</p> <p>Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. <p>A1.2</p> <p>Buildings, may be:</p> <ul style="list-style-type: none"> (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: <ul style="list-style-type: none"> (i) the existing building; or (ii) an immediately adjacent building. 	<p>P1</p> <p>The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the proposed setback; (b) the existing setback of buildings on the site; (c) the frequency of use of the rail network; (d) the speed limit and traffic volume of the road; (e) any noise, vibration, light and air emissions from the rail network or road; (f) the nature of the road; (g) the nature of the development; (h) the need for the development; (i) any traffic impact assessment; (j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and (k) any written advice received from the rail or road authority.
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E5.6.2 Road accesses and junctions

Objective:	
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>	<p>P1</p> <p>For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access; (e) the need for the access or junction;

	<ul style="list-style-type: none"> (f) any traffic impact assessment; and (g) any written advice received from the road authority.
A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.

E5.6.3 New level crossings

Objective:	
To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Level crossings must be safe and not unreasonably impact on the efficiency of the rail network, having regard to: <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the rail network; (c) the location of the level crossing; (d) any alternative access; (e) the need for the level crossing; (f) any traffic impact assessment; (g) any measures to prevent access to the rail network; and (h) any written advice received from the rail authority.

E5.6.4 Sight distance at accesses, junctions and level crossings

Objective:	
To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at: <ul style="list-style-type: none"> (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. 	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to: <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.

Table E5.1 Safe intersection sight distance

Vehicle Speed	Safe Intersection Sight Distance in metres, for speed limit of:	
	60 km/h or less	Greater than 60 km/h
km/h		
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

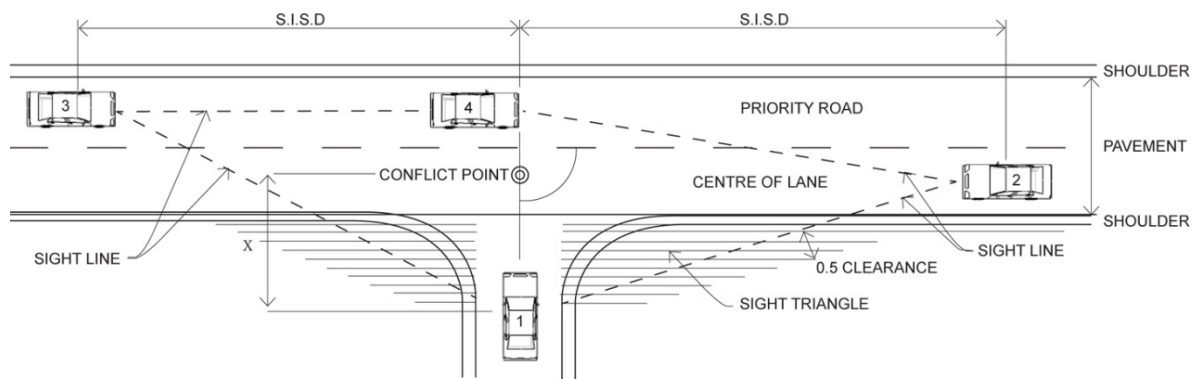
Where:

- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- (b) For Safe Intersection Sight Distance:
 - (i) All sight lines (driver to object vehicle) are to be between points 1.2m above the

road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5m to the side and below, and 2.0m above all sight lines;

- (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E5.1 and the access junction;
- (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E5.1;
- (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4 in Figure E5.1;
- (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access in Figure E5.1; and
- (vi) The distance of a driver from the conflict point in Figure E5.1 (X), is a minimum of. 7m for category 1 roads and category 2 roads, and 5m for all other roads.

Figure E5.1 Sight Lines for Accesses and Junctions



E6.0 Parking and Access Code

E6.1 Purpose

E6.1.1 The purpose of this provision is to:

- (a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
- (b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;
- (c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;
- (d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
- (e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
- (f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;

- (g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;
- (h) provide for safe servicing of use or development by commercial vehicles.

E6.2 Application

E6.2.1 This code applies to all use and development.

E6.3 Definition of Terms

E6.3.1 In this Code, unless the contrary intention appears:

building line	means a line coincident with the front wall of a building extending either side of the building.
commercial vehicle	means a small rigid vehicle, medium rigid vehicle, heavy rigid vehicle or articulated vehicle described in section 2 “Design Vehicles” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.
floor area	for the purposes of this Code, means the gross floor area, excluding the area of stairs, loading bays, access ways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
material change	means an increase in vehicle use of more than 10%.

E6.4 Use or Development Exempt from this Code

E6.4.1 No use or development is exempt from this code.

E6.5 Application Requirements

E6.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria, as specified:

- (a) an assessment, by a suitably qualified person, of parking demand created by a use or development and the ability for such demand to be satisfied in the vicinity of a proposed use of development, if reliant on performance criteria to satisfy E6.6.1, E6.6.3 or E6.6.4;
- (b) a design of parking facilities;
- (c) a Traffic Impact Assessment, if the increase in the number of vehicle movements per day is more than 40;

E6.6 Use Standards

E6.6.1 Number of Car Parking Spaces

Objective:
To ensure that:
(a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.

<p>(b) a use or development does not detract from the amenity of users or the locality by:</p> <ul style="list-style-type: none"> (i) preventing regular parking overspill; (ii) minimising the impact of car parking on heritage and local character. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of on-site car parking spaces must be:</p> <ul style="list-style-type: none"> (a) no less than the number specified in Table E6.1; except if: <ul style="list-style-type: none"> (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; 	<p>P1</p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) car parking demand; (b) the availability of on-street and public car parking in the locality; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision; (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site; (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity; (j) any verified prior payment of a financial contribution in lieu of parking for the land; (k) any relevant parking plan for the area adopted by Council; (l) the impact on the historic cultural heritage significance of the site if subject to the Local

	Heritage Code;
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E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability

Objective:	
To ensure that a use or development provides sufficient accessible car parking for people with a disability.	
Acceptable Solutions	Performance Criteria
A1 Car parking spaces provided for people with a disability must: <ul style="list-style-type: none"> (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance. 	P1 No Performance Criteria.

E6.6.3 Number of Motorcycle Parking Spaces

Objective:	
To ensure enough motorcycle parking is provided to meet the needs of likely users of a use or development.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	P1 The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate: <ul style="list-style-type: none"> (a) motorcycle parking demand; (b) the availability of on-street and public motorcycle parking in the locality; (c) the availability and likely use of other modes of transport; (d) the availability and suitability of alternative arrangements for motorcycle parking provision.

E6.6.4 Number of Bicycle Parking Spaces

Objective:	
To ensure enough bicycle parking is provided to meet the needs of likely users and by so doing to encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips.	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>	<p>P1</p> <p>The number of on-site bicycle parking spaces provided must have regard to all of the following:</p> <ul style="list-style-type: none"> (a) the nature of the use and its operations; (b) the location of the use and its accessibility by cyclists; (c) the balance of the potential need of both those working on a site and clients or other visitors coming to the site.
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E6.7 Development Standards

E6.7.1 Number of Vehicular Accesses

<p>Objective:</p> <p>To ensure that:</p> <ul style="list-style-type: none"> (a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising: <ul style="list-style-type: none"> (i) the number of vehicle access points; and (ii) loss of on-street car parking spaces; (b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses; (c) vehicle access points do not have a dominating impact on local streetscape and character. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>P1</p> <p>The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points; (b) whether the additional access points can be provided without compromising any of the following: <ul style="list-style-type: none"> (i) pedestrian safety, amenity and convenience; (ii) traffic safety; (iii) residential amenity on adjoining land; (iv) streetscape; (v) cultural heritage values if the site is subject to the Local Historic Heritage

	Code; (vi) the enjoyment of any ‘al fresco’ dining or other outdoor activity in the vicinity.
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E6.7.2 Design of Vehicular Accesses

Objective:	
To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.	
Acceptable Solutions	Performance Criteria
A1 Design of vehicle access points must comply with all of the following: <ul style="list-style-type: none"> (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities. 	P1 Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following: <ul style="list-style-type: none"> (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users.

E6.7.3 Vehicular Passing Areas Along an Access

Objective:	
To ensure that: <ul style="list-style-type: none"> (a) the design and location of access and parking areas creates a safe environment for users by minimising the potential for conflicts involving vehicles, pedestrians and cyclists; (b) use or development does not adversely impact on the safety or efficiency of the road network as a result of delayed turning movements into a site. 	
Acceptable Solutions	Performance Criteria
A1 Vehicular passing areas must: <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> (i) it serves more than 5 car parking 	P1 Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.	(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users.
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E6.7.4 On-Site Turning

Objective:	
To ensure safe, efficient and convenient access for all users, including drivers, passengers, pedestrians and cyclists, by generally requiring vehicles to enter and exit in a forward direction.	
Acceptable Solutions	Performance Criteria
A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	P1 On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users; (e) suitability of the location of the access point and the traffic volumes on the road.

E6.7.5 Layout of Parking Areas

Objective:	
To ensure that parking areas for cars (including assessable parking spaces), motorcycles and bicycles are located, designed and constructed to enable safe, easy and efficient use.	
Acceptable Solutions	Performance Criteria
A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section	P1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and

2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.	manoeuvring on-site.
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E6.7.6 Surface Treatment of Parking Areas

Objective:	
To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.	
Acceptable Solutions	Performance Criteria
A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; <ul style="list-style-type: none"> (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed. 	P1 Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following: <ul style="list-style-type: none"> (a) the suitability of the surface treatment; (b) the characteristics of the use or development; (c) measures to mitigate mud or dust generation or sediment transport.

E6.7.7 Lighting of Parking Areas

Objective:	
To ensure parking and vehicle circulation roadways and pedestrian paths used outside daylight hours are provided with lighting to a standard which: <ul style="list-style-type: none"> (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts. 	
Acceptable Solutions	Performance Criteria
A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	P1 Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following: <ul style="list-style-type: none"> (a) enables easy and efficient use of the area; (b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;

	<p>(c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</p> <p>(d) prevents unreasonable impact on the amenity of adjoining users through light overspill;</p> <p>(e) is appropriate to the hours of operation of the use.</p>
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E6.7.8 Landscaping of Parking Areas

Objective:	
To ensure that large parking and circulation areas are landscaped to:	
<p>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</p> <p>(b) screen the boundary of car parking areas to soften the amenity impact on neighbouring properties;</p> <p>(c) contribute to the creation of vibrant and liveable places;</p> <p>(d) reduce opportunities for crime or anti-social behaviour by maintaining clear sightlines.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>	<p>P1</p> <p>Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</p> <p>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</p> <p>(b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</p> <p>(c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.</p>

E6.7.9 Design of Motorcycle Parking Areas

Objective:	
To ensure that motorcycle parking areas are located, designed and constructed to enable safe, easy and efficient use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The design of motorcycle parking areas must comply with all of the following:</p>	<p>P1</p> <p>The design of motorcycle parking areas must provide safe, obvious and easy access for motorcyclists having regard to all of the</p>

<p>(a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p>following:</p> <p>(a) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building;</p> <p>(b) avoiding creation of concealment points to minimise the risk.</p>
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E6.7.10 Design of Bicycle Parking Facilities

Objective:	
To encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips by providing secure, accessible and convenient bicycle parking spaces.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The design of bicycle parking facilities must comply with all the following;</p> <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p>P1</p> <p>The design of bicycle parking facilities must provide safe, obvious and easy access for cyclists, having regard to all of the following:</p> <p>(a) minimising the distance from the street to the bicycle parking area;</p> <p>(c) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building;</p> <p>(d) avoiding creation of concealment points to minimise the risk.</p>
<p>A2</p> <p>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3- 1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. R1</p>	<p>P2</p> <p>The design of bicycle parking spaces must be sufficient to conveniently, efficiently and safely serve users without conflicting with vehicular or pedestrian movements or the safety of building occupants.</p>

E6.7.10.R1 Austroads – Cycling Aspects of Austroads Guides 2011 is also a useful reference for the design of bicycle storage facilities.

E6.7.11 Bicycle End of Trip Facilities

Objective:	
To ensure that cyclists are provided with adequate end of trip facilities.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>For all new buildings where the use requires the</p>	<p>P1</p> <p>End of trip facilities must be provided at an</p>

provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	<p>adequate level to cater for the reasonable needs of employees having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the location of the proposed use and the distance a cyclist would need to travel to reach the site; (b) the users of the site and their likely desire to travel by bicycle; (c) whether there are other facilities on the site that could be used by cyclists; (d) opportunity for sharing bicycle facilities by multiple users.
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E6.7.12 Siting of Car Parking

Objective:	
To ensure that the streetscape, amenity and character of urban areas is not adversely affected by siting of vehicle parking and access facilities.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</p>	<p>P1</p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone may be located in front of the building line where topographical or other site constraints dictate that this is the only practical solution because of one or more of the following:</p> <ul style="list-style-type: none"> (a) there is a lack of space behind the building line to enable compliance with A1; (b) it is not reasonably possible to provide vehicular access to the side or rear of the property; (c) the gradient between the front and the rear of existing or proposed buildings is more than 1 in 5; (d) the length of access or shared access required to service the car parking would constitute more than 75% of the depth of the relevant lot; (e) the access driveway cannot be located at least 2.5 m from a habitable room window of a building defined as a residential building in the Building Code of Australia; (f) the provision of the parking behind the

	<p>building line would result in the loss of landscaped open space and gardens essential to the values or character of a Heritage Place or Precinct listed in the Heritage Code in this planning scheme;</p> <p>and only if designed and located to satisfy all of the following:</p> <ul style="list-style-type: none"> (i) does not visually dominate the site; (ii) maintains streetscape character and amenity; (iii) does not result in a poor quality of visual or audio amenity for the occupants of immediately adjoining properties, having regard to the nature of the zone in which the site is located and its preferred uses; (iv) allows passive surveillance of the street.
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E6.7.13 Facilities for Commercial Vehicles

Objective:	
To ensure that facilities for commercial vehicles are provided on site, as appropriate.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:</p> <ul style="list-style-type: none"> (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site. 	<p>P1</p> <p>Commercial vehicle arrangements for loading, unloading or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road users.</p>

E6.7.14 Access to a Road

Objective:	
To ensure that access to the road network is provided appropriately.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Access to a road must be in accordance with the requirements of the road authority.</p>	<p>P1</p> <p>No Performance Criteria.</p>

Table E6.1 Number of Car Parking Spaces Required

Land Use	Rate (spaces)	Car parking measure
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Use Class: Bulky goods sales

Motor vehicle, boat or caravan sales	1	for each 100m ² of display, storage and workshop floor area.
Retail plant nursery	1	for each 50m ² of floor area.
Bulky goods sales except as otherwise specified in this table.	1	for each 50m ² of floor area

Use Class: Business and professional services

Funeral parlour	0.3	for each seat or for each m ² of floor area, whichever is the greater
Medical centre	5	for each person providing health services
Office	1	for each 30m ² of floor area
Veterinary centre	3.5	for each 100m ² floor area
Business and professional services, except as otherwise specified in this table.	1	for each 30m ² of floor area

Use Class: Community meeting & entertainment

Art and craft centre	1	for each 30m ² of floor area
Exhibition centre, library, museum or public art gallery	1	for each 20m ² of floor area
Cinema, church, civic centre, function centre, public hall, theatre	1	for each 15m ² floor area or for each 3 seats whichever is the greater
Community meeting & entertainment, except as otherwise specified in this table.	1	for each 15m ² floor area or for each 3 seats whichever is the greater

Use Class: Custodial facility

Custodial facility	0.67	for each bedroom; or 1.5 spaces for each unit with all spaces in excess of 1 to each unit to be provided as a visitor space whichever is the greater
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Use Class: Crematoria and cemeteries

Cemetery	30	for each cemetery
Crematorium	1	for each 3 seats or 30 spaces, whichever is the greater

Use Class: Domestic animal breeding, boarding or training

Domestic animal breeding, boarding or training	1	for each 40m ² of floor area
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Use Class: Educational and occasional care

Childcare centre	0.25	for each child the centre is licensed to accommodate
Primary school	0.67	for each employee and a pick up and set down area with 1 space for each 30 students
Secondary school	0.67	for each employee and a pick up and set down area with 1 space for each 30 students and 1 space for each 10 students aged over 17
Tertiary institution	0.5	for each employee and 0.1 for each student
Educational and occasional care, except as otherwise specified in this table	0.5	for each employee and 0.1 for each student/client.

Use Class: Emergency services

Emergency services	1	for each 40m ² of floor area.
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Use Class: Equipment and machinery sales and hire

Equipment and machinery sales and hire	1	for each 50m ² of floor area.
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Use Class: Extractive industry

Extractive industry	2	for each 3 employees
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Use Class: Food services

Restaurant	15	for each 100m ² of floor area or 1 space for each 3 seats, whichever is the greater.
Take-away food premises	15	for each 100m ² of floor area or 1 space for each 3 seats, whichever is the greater. Drive through (if applicable): Queuing area for 5 - 12 cars.
Food services, except as otherwise specified in this table	15	for each 100m ² of floor area or 1 space for each 3 seats, whichever is the greater.

Use Class: General retail and hire

Convenience store	1	for each 20m ² of floor area.
Market	2.5	for each stall.
General retail and hire, except as otherwise specified in this table.	1	for each 30m ² of floor area.

Use Class: Hospital services

Hospital services	1	for each 40m ² of floor area
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Use Class: Hotel industry

Hotel industry	1	for each 3m ² of public bar room floor area and 1 space for each 6m ² of beer garden area and 1 space for each 8m ² of lounge or dining room floor area and 1 space for each 10m ² of gaming room floor area and 1 space for each 30m ² of
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		bottleshop floor area and 1 space for each 2 bedrooms and 1 space for each accommodation unit, as applicable.
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Use Class: Manufacturing and processing

Manufacturing and processing	1	for each 50m ² of floor area.
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Use Class: Motor racing facility

Motor racing facility		Subject to traffic and parking impact assessment.
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Use Class: Natural and cultural values management

Natural and cultural values management	No requirement.	No requirement.
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Use Class: Passive recreation

Passive recreation	No requirement.	No requirement.
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Use Class: Pleasure boat facility

Boathouse	0.5	for each boathouse.
Marina	0.6	spaces for each wet berth and 0.2 spaces for each dry storage berth and 0.5 spaces to each marina employee.
Pleasure boat facility, except as otherwise specified in this table.		Subject to traffic and parking impact assessment.

Use Class: Port and shipping

Servicing or repair of boats or marine equipment	1	for each 50m ² of floor area.
Passenger terminal		Subject to traffic and parking impact assessment.
Seaward operations e.g. shipping channel or maintenance dredging	No requirement	No requirement
Wharf		Subject to traffic and parking impact assessment.
Port and shipping, except as otherwise specified in this table.	2	for each 3 staff.

Use Class: Recycling and waste disposal

Recycling and waste disposal	1	for each 100m ² or 1 space for each 1.5 employees, whichever is the greater.
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Use Class: Research and development

Research and development	1	for each 40m ² of floor area.
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Use Class: Residential

Boarding house or hostel or	1	for each staff member and 1 for every 3 licensed
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residential college		residents.
Caretaker's dwelling	1	for each caretaker's dwelling
Home occupation	1	visitor space for each home occupation
Home-based business	1	for each non-resident employee and 1 visitor space for each home-based business
Multiple dwelling containing 1 bedroom or studio (including all rooms capable of being used as a bedroom)	1	for each dwelling and: 1 dedicated visitor parking space per 4 dwellings (rounded up to the nearest whole number or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)
Multiple dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom)	2	for each dwelling and: 1 dedicated visitor parking space per 4 dwellings (rounded up to the nearest whole number or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)
Residential aged care facility or respite centre	3	for every 10 licensed beds and 1 space for emergency services
Residential mobile home park	1	for each mobile home and 1 visitor space for every 4 mobile homes
Retirement village	1	for each dwelling and 1 visitor space for every 4 dwellings
Single dwelling containing 1 bedroom or studio (including all rooms capable of being used as a bedroom)	1	
Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom)	2	

Use Class: Resource development

Resource development	No requirement	No requirement
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Use Class: Resource processing

Resource processing	1	For each 50m ² of floor area
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Use Class: Service industry

Service industry	3	for each 100m ² floor area, or 3 spaces for each work bay; whichever is the greater.
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Use Class: Sports and recreation

Bowling green	30	for the first green and 15 for each additional green.
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Fitness centre	4.5	for each 100m ² of floor area
Golf course	4	for each tee and 1 space for each 15m ² floor area for licensed club facilities
Swimming pool (other than in conjunction with a dwelling)	5.6	for each 100 m ² of site area.
Squash court (other than in conjunction with a dwelling)	4	for each court
Tennis court (other than in conjunction with a dwelling)	4	for each court
Sports and recreation, except as otherwise specified in this table		Subject to traffic and parking impact assessment.

Use Class: Storage

Storage	1	for each 100m ² of floor area and 1 for each 40 m ² of ancillary office floor area.
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Use Class: Tourist operation

Tourist operation	1	for each 25m ² of floor area for indoor attractions, displays, restaurants and the like; plus 1 space for each 40m ² of outdoor area for attractions, displays and the like; plus a minimum of 1 bus parking space.
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Use Class: Transport depot and distribution

Transport depot and distribution		3.5 spaces to each 100m ² of floor area.
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Use Class: Utilities

Utilities	No requirement	No requirement
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Use Class: Vehicle fuel sales and service

Vehicle fuel sales and service	6	6 spaces to each work bay plus 1 space to each 20 m ² floor area of convenience store
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Use Class: Vehicle parking

Vehicle parking	No requirement	No requirement
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Use Class: Visitor accommodation

Backpacker's hostel	1	for every 4 licensed beds.
Bed and breakfast establishment	1	for each bedroom
Camping and caravan park	1	for each individual camping or caravan site and 50% of the relevant requirement for ancillary use.
Guest house	1	for each bedroom
Holiday cabin, holiday unit	1	for each unit and 1 space for each manager's

		dwelling and 50% of the relevant requirement for any ancillary use.
Motel	1	for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use.
Overnight camping area	1	for each camping site and 1 space for each staff member.
Residential hotel	1	for each bedroom.
Serviced apartment	1	for each serviced apartment unit
Visitor accommodation, except as otherwise specified in this table.	1	for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use.

Operation of Table E6.1

- (a) Table E6.1 sets out the number of car parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is the product of the second and third columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
- (b) Where an existing use or development is extended or intensified, the additional number of car parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of parking spaces is not reduced.
- (c) Where there is an existing surplus of car parking spaces on the land, any additional parking required may be drawn from the surplus.

Table E6.2 Number and Class of Bicycle Parking Spaces Required

Land Use Term	Employee/resident bicycle parking requirement	Class	Visitor/customer/student bicycle parking requirement	Class
Use class: Bulky goods sales				
Bulky goods sales	2	1 or 2	1 for each 2000 m ² floor area (minimum 2)	3
Use class: Business and professional services				
Medical centre	1 for each 8 practitioners	1 or 2	1 for each 4 practitioners	3
Office	1 for each 250 m ² floor area after the first 250 m ² floor area	1 or 2	1 for each 1000 m ² of floor area if the floor area exceeds 1000 m ²	3
Veterinary centre	1 for each 8 practitioners	1 or 2	1 for each 8 practitioners	3
Business and professional services, except as otherwise specified in this table.	1 for each 250 m ² floor area after the first 250 m ² floor area	1 or 2	1 for each 1000 m ² of floor area if the floor area exceeds 1000 m ²	3

Use class: Community meeting and entertainment				
Community meeting and entertainment	1 for each 500 m ² of floor area	1 or 2	4 plus 2 for each 200 m ² floor area	3
Use class: Educational and occasional care				
Childcare centre	1 for each 20 employees	1 or 2	1 for each 20 children	3
Primary school	1 for each 20 employees	1 or 2	1 for each 10 students	3
Secondary school	1 for each 20 employees	1 or 2	1 for each 10 students	3
Tertiary institution (excl student accommodation)	1 for each 20 employees	1 or 2	1 for each 20 full time students	3
Use class: Food services				
Restaurant	1 for each 100 m ² of floor area available to the public	1 or 2	1 for each 200 m ² floor area after the first 200 m ² floor area (minimum 2)	3
Take away food premises	1 for each 100 m ² of floor area available to the public	1 or 2	1 for each 50 m ² floor area	3
Food services, except as otherwise specified in this table.	1 for each 100 m ² of floor area available to the public	1 or 2	1 for each 200 m ² floor area after the first 200 m ² floor area (minimum 2)	3
Use class: General retail and hire				
Amusement parlour	1 for each 500 m ² floor area after the first 500 m ² floor area	1 or 2	2 plus 1 for each 50 m ² floor area	3
Shop	1 for each 500 m ² floor area after the first 500 m ² floor area	1 or 2	1 for each 500 m ² floor area	3
Use class: Hospital services				
Hospital services	1 for each 15 patient beds	1 or 2	1 for each 30 beds	3
Use class: Hotel industry				
Hotel industry	1 for each 25 m ² bar floor area plus 1 for each 100 m ² lounge/beer garden area	1 or 2	1 for each 25 m ² bar floor area plus 1 for each 100 m ² lounge, beer garden area	3

Use class: Manufacturing and processing				
Manufacturing and processing	1 for each 1000 m ² of floor area	1 or 2	No requirement	-
Use class: Residential				
Residential aged care home	1 for each 7 patient beds	1 or 2	1 for each 30 beds	-
Use class: Resource processing				
Resource processing	1 for each 1000 m ² of floor area	1 or 2	No requirement	-
Use class: Visitor accommodation				
Visitor accommodation	1 for each 40 accommodation rooms	1 or 2	1 for each 30 accommodation rooms	3
Use class: All other use classes				
All other use classes	No requirement	-	No requirement	-

Classification of Bicycle Parking Facilities

Class	Security Level	Description
1	High	Fully enclosed individual lockers
2	Medium	Locked compounds with communal access using duplicate keys
3	Low	Facilities to which the bicycle frame and wheels can be locked

Operation of Table E6.2

- (a) Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
- (b) Where an existing use or development is extended or intensified, the number of additional bicycle parking spaces required must be calculated on the amount of extension or intensification, provided the existing number of bicycle parking spaces is not reduced.
- (c) Where there is an existing surplus of bicycle parking spaces on the land, any additional bicycle parking required may be drawn from the surplus.
- (d) No new bicycle parking spaces are required to be provided for a change of use in an existing building where there is no increase in the floor area of the building and floor area used is less than 500m².

E7.0 Stormwater Management Code

E7.1 Purpose

- E7.1.1 The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy.

E7.2 Application

E7.2.1 This code applies to development requiring management of stormwater.

E7.2.1 This code does not apply to use.

E7.3 Definition of Terms

E7.3.1 In this code, unless the contrary intention appears;

ARI	means the average recurrence interval, which means the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.
impervious surface	includes any roof or external paved or hardstand area, including for a road, driveway, a vehicle loading, parking and standing apron, cycle or pedestrian pathway, plaza, uncovered courtyard, deck or balcony or a storage and display area.
major stormwater drainage system	means the combination of overland flow paths (including roads and watercourses) and the underground reticulation system designed to provide safe conveyance of stormwater runoff and a specific level of flood mitigation.
minor stormwater drainage system	means the stormwater reticulation infrastructure designed to accommodate more frequent rainfall events (in comparison to major stormwater drainage systems) having regard to convenience, safety and cost.
stormwater drainage system	means a major or minor stormwater drainage system.
suitably qualified person (stormwater management)	means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.

E7.4 Development Exempt from this Code

E7.4.1 No development is exempt from this code.

E7.5 Application Requirements

E7.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria, as specified:

- (a) a report from a suitably qualified person advising of the suitability of private and public stormwater systems for a proposed development or use;
- (b) a report from a suitably qualified person on the suitability of a site for an on-site stormwater disposal system.

E7.6 Use Standards

There are no use standards in this code.

E7.7 Development Standards

E7.7.1 Stormwater Drainage and Disposal

Objective:	
To ensure that stormwater quality and quantity is managed appropriately.	
Acceptable Solutions	Performance Criteria
A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	P1 Stormwater from new impervious surfaces must be managed by any of the following: <ul style="list-style-type: none"> (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles (b) collected for re-use on the site; (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.
A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: <ul style="list-style-type: none"> (a) the size of new impervious area is more than 600 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 	P2 A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.
A3 A minor stormwater drainage system must be designed to comply with all of the following: <ul style="list-style-type: none"> (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. 	P3 No Performance Criteria.
A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of	P4 No Performance Criteria.

100 years.	
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E7.7.1.R1 Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania or the Model for Urban Stormwater Improvement Conceptualisation (MUSIC), a nationally recognised stormwater modelling software package used to assess land development proposals based on local conditions including rainfall, land use and topography, is recognised as current best practice.

Table E7.1 Acceptable Stormwater Quality and Quantity Targets

80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.
45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.
45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.
Stormwater quantity requirements must always comply with requirements of the local authority including catchment-specific standards. All stormwater flow management estimates should be prepared according to methodologies described in Australian Rainfall and Runoff (Engineering Australia 2004) or through catchment modelling completed by a suitably qualified person.

E8.0 Electricity Transmission Infrastructure Protection Code

E8.1 Purpose

E8.1.1 The purpose of this provision is to:

- (a) ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure;
- (b) ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;
- (c) maintain future opportunities for electricity transmission infrastructure.

E8.2 Application

E8.2.1 This code applies to:

- (a) development (including subdivision) within:
 - (i) an electricity transmission corridor;
 - (ii) 55m of a communications station;
- (b) use and development (including subdivision) within 65m of a substation facility.

E8.3 Definition of Terms

E8.3.1 In this code, unless the contrary intention appears;

capable of sensitive use	means use or development where: <ul style="list-style-type: none"> (a) a permit is not required to commence or carry out a sensitive use or
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	<p>development;</p> <p>(b) a sensitive use or development must be granted a permit; or</p> <p>(c) a planning authority has discretion to refuse or permit a sensitive use or development.</p>
communications station	means an antenna and any supporting tower or pole that is identified on the planning scheme maps and used for carrying communications associated with the electricity transmission entity.
electricity transmission corridor (ETC)	means land that is identified on the planning scheme maps as being within the ETC overlay [R1].
electricity transmission entity	means an electricity entity as defined under the <i>Electricity Supply Industry Act 1995</i> that is licenced to carry on operations in the electricity supply industry under that Act with respect to transmission of electricity.
electricity transmission infrastructure (ETI)	means electricity infrastructure as defined by the <i>Electricity Supply Industry Act 1995</i> for or associated with the transmission of electricity. This includes but is not limited to overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity.
inner protection area (IPA)	means land that is identified on the planning scheme maps as being within the IPA overlay [R2].
registered electricity easement	<p>means an easement or wayleave held by or benefiting an electricity entity, including:</p> <p>(a) an easement registered under the <i>Land Titles Act 1980</i>;</p> <p>(b) a registered wayleave as defined in the <i>Electricity Wayleaves and Easement Act 2000</i>.</p>
substation facility	means land that is identified on the planning scheme maps as owned, leased, licensed (or similar) by the electricity transmission entity for use as a substation or switching station. This definition does not include easements or land used solely for access to the substation facility.
suitably qualified person (Electricity Transmission)	means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.
unregistered wayleave	means a wayleave which is entered in the Roll of Unregistered Wayleaves maintained by the electricity transmission entity under the <i>Electricity Wayleaves and Easement Act 2000</i> [R3]

Footnotes

[R1] The ETC incorporates:

- (a) land within 60m of the centreline of an existing overhead electricity transmission line;
- (b) land within 10m of an unregistered wayleave (and including the wayleave), whether associated with an existing transmission line or not; and
- (c) land within 10m of the centreline of underground cabling used for, or associated with, electricity transmission. [R2] The IPA incorporates:

- (a) land subject to an unregistered wayleave;
- (b) land within 25m of the centreline of an existing 110 kV overhead transmission line;
- (c) land within 30m of the centreline of an existing 220 kV overhead transmission line;
- (d) land within 6m of the centreline of underground cabling used for, or associated with, electricity transmission.

Note: Unregistered wayleaves established by the *Electricity Wayleaves and Easement Act 2000* are unregistered easement rights which can vary in width and are not shown on the title documents for land.

[R3] These easements are not referenced in Schedule 2 of a Torrens Title.

E8.4 Use and Development Exempt from this Code

The following use and development is exempt from this code:

- E8.4.1 Use and development within the electricity transmission corridor, but not within the inner protection area, when involving:
 - (a) additions or alterations to an existing building, or the construction of a nonhabitable building, provided the gross floor area is no more than 150m²;
 - (b) minor utilities or works not associated with the development of a new building.
- E8.4.2 Use or development within 65m of a substation facility but no closer than 5m if:
 - (a) not involving the storing or handling of material, which is capable of generating airborne particulate matter, outside of a fully enclosed building;
 - (b) not involving a sensitive use;
 - (c) when involving a sensitive use the new use or development does not involve a habitable building or habitable room.
- E8.4.3 Development within 55m of a communications station if:
 - (a) building height is no more than 9.5m; and
 - (b) a building is located:
 - (i) not less than 5m from any security fence associated with a communications station or the boundary of a site within which a communications station is located; or
 - (ii) not less than 20m from the communications station;
 whichever is the lesser (distance).
- E8.4.4 Development of Utilities within 55m of a communications station.
- E8.4.5 Use or development of electricity transmission infrastructure.

E8.5 Application Requirements

- E8.5.1 Where performance criteria require the planning authority to have regard to the written advice or requirements of the electricity transmission entity, the applicant must provide the written advice of the electricity transmission entity setting out the entity's views of the proposed use or development.
- E8.5.2 In the case of development within the electricity transmission corridor, but outside the inner protection area, the applicant must demonstrate, to the satisfaction of the

planning authority that, prior to submission of its application, it has notified, in writing, the electricity transmission entity of the substance and extent of its proposed use or development.

- E8.5.3 In addition to any other application requirements, the planning authority may require an assessment, by a suitably qualified person, of noise emissions, as necessary to determine compliance with any acceptable solutions or performance criteria.

E8.6 Use Standards

E8.6.1 Sensitive use within 65m of a substation facility

Objective:	
To ensure that sensitive use within a habitable building or habitable rooms within a dwelling adequately responds to the potential amenity impact of substation noise.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Use must be located an appropriate distance from the substation facility having regard to the following: <ul style="list-style-type: none"> (a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility; (b) the written advice from the electricity transmission entity.

E8.6.2 Use other than sensitive use within 65m of a substation facility

Objective:	
To ensure that use of land does not adversely affect the safe and reliable operation of electricity transmission infrastructure within the facility.	
Acceptable Solutions	Performance Criteria
A1 A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.	P1 Use must be located an appropriate distance from the substation facility, having regard to all of the following: <ul style="list-style-type: none"> (a) the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility; (b) the requirements of the electricity transmission entity.

E8.7 Development Standards for Buildings and Works

E8.7.1 Development within the electricity transmission corridor

Objective:	
<p>To ensure that development is located appropriate distances from electricity transmission infrastructure to:</p> <ul style="list-style-type: none"> (a) ensure operational efficiencies, access and security of existing or future electricity transmission infrastructure; (b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development is not within:</p> <ul style="list-style-type: none"> (a) an inner protection area; or (b) a registered electricity easement. 	<p>P1</p> <p>Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the need to ensure operational efficiencies of electricity transmission infrastructure; (b) the provision of access and security to existing or future electricity transmission infrastructure; (c) safety hazards associated with proximity to existing or future electricity transmission infrastructure; (d) the requirements of the electricity transmission entity.

E8.7.2 Development for sensitive uses within 65m of a substation facility

Objective:	
<p>To ensure that development is located appropriately to:</p> <ul style="list-style-type: none"> (a) ensure that sensitive uses within habitable buildings or habitable rooms within a dwelling adequately respond to the potential amenity impact of substation noise; (b) ensure operational efficiencies and security of existing and future electricity transmission infrastructure. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>Development must be located an appropriate distance from the substation facility having regard to the following:</p> <ul style="list-style-type: none"> (a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any

	<p>mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility;</p> <p>(b) any written advice from the electricity transmission entity.</p>
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E8.7.3 Development for uses other than sensitive uses within 65m of a substation facility

Objective:	
To ensure that development is located appropriately to protect against risk to the security, operational efficiency and access to existing and future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be located no less than 5m from a substation facility.</p>	<p>P1</p> <p>Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.</p>

E8.7.4 Development within 55m of a communication station

Objective:	
To ensure that development located close to a communication station does not adversely impact upon the security, operational efficiency and access to those facilities.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No part of the development:</p> <p>(a) extends above the height of the facility's antennae/disk when measured in horizontal plane;</p> <p>(b) is located less than:</p> <p>(i) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(ii) 20m to the communications station; whichever is the lesser;</p>	<p>P1</p> <p>Development must be located an appropriate distance from a communication station, having regard to written advice from the electricity transmission entity.</p>

E8.8 Development Standards for Subdivision

E8.8.1 Subdivision

Objective:
<p>To provide for new lots that:</p> <p>(a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity;</p> <p>(b) incorporate controls and restrictions to ensure that future development does not compromise</p>

safety, security and operational efficiency of existing and future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following:</p> <ul style="list-style-type: none"> (a) separation of existing dwellings; (b) creation of a lot for public open space, road or access; (c) creation of a lot in which the building area is located entirely outside the inner protection area. 	<p>P1</p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following:</p> <ul style="list-style-type: none"> (a) the need to ensure operational efficiencies of electricity transmission infrastructure; (b) the provision of access and security to existing or future electricity transmission infrastructure; (c) safety hazards associated with proximity to existing or future electricity transmission infrastructure; (d) the requirements of the electricity transmission entity.
<p>A2</p> <p>A lot, any part of which is located within 65m of a substation facility and which is capable of sensitive use, must:</p> <ul style="list-style-type: none"> (a) identify a building area located no less than 65m from a substation facility that can accommodate a sensitive use; or (b) identify a building area located no less than 5m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building area closest to the substation facility will not exceed: <ul style="list-style-type: none"> (i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (iii) 65 dB(A) (LAm_{ax}) at any time. <ul style="list-style-type: none"> a. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise 	<p>P2</p> <p>A lot, any part of which is located within 65m of a substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following:</p> <ul style="list-style-type: none"> (a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility; (b) the written advice of the electricity transmission entity.

<p>levels for tonality and impulsiveness;</p> <p>b. Noise levels are to be averaged over A15 minute interval.</p>	
<p>A3</p> <p>A lot, any part of which is located within 55m of a communications station, must identify a building area which is no closer than:</p> <p>(a) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(b) 20m to the communications station; whichever is the lesser.</p>	<p>P3</p> <p>The design of each lot must:</p> <p>(a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station;</p> <p>(b) have regard to the written advice of the electricity transmission entity.</p>

Map E8 Electricity Transmission Infrastructure Protection

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Electricity Transmission Infrastructure Protection Overlay

E9.0 Attenuation Code

E9.1 Purpose

E9.1.1 The purpose of this provision is to:

- (a) minimise adverse effect on the health, safety and amenity of sensitive use from uses with potential to cause environmental harm; and
- (b) minimise likelihood for sensitive use to conflict with, interfere with or constrain uses with potential to cause environmental harm.

E9.2 Application

E9.2.1 This code applies to:

- (a) development or use that includes the activities listed in Table E9.1 and E9.2 in a zone other than the Light Industrial, General Industrial or Port and Marine Zone;
- (b) development or use for sensitive use, including subdivision intended for sensitive use;
 - (i) on land within an Attenuation Area shown on the planning scheme maps, or
 - (ii) on land within the relevant attenuation distance from an existing or approved (permit granted) activity listed in Tables E9.1 and E9.2 if no Attenuation Area is shown on the planning scheme maps and that activity is not located in the Light Industrial, General Industrial or Port and Marine Zone.

E9.2.2 This code applies to:

- (a) development or use on land within the Bridgewater Quarry Attenuation Area.

E9.2.3 Residential use or development is prohibited within the Attenuation Areas shown on the planning scheme maps.

E9.3 Definition of Terms

E9.3.1 In this code, unless the contrary intention appears:

attenuation distance	means the distance listed in Tables E9.1 and E9.2.
sensitive zone	means the General Residential; Inner Residential; Low Density Residential; Rural Living; Environmental Living; Urban Mixed Use; Village; Community Purpose; Recreation; Local Business; General Business; Central Business; Commercial; Environmental Management; Major Tourism zones.
site specific study	means an environmental impact assessment carried out by a suitably qualified person meeting the technical components of s.74 <i>Environmental Management and Pollution Control Act 1994</i> .
uses with potential to cause environmental harm	means all activities listed in Tables E9.1 and E9.2.

E9.4 Use and Development exempt from this Code

E9.4.1 The use or development described below is exempt from this code if any of the following apply:

- (a) activities requiring assessment under the *Environmental Management and Pollution Control Act 1994* by the Board of the Tasmanian Environment Protection Authority;
- (b) additions or alterations to an existing building used for sensitive use provided that the gross floor area does not increase by more than 50% or 100 m² whichever is the greater.

E9.5 Application Requirements

E9.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a site specific study if considered necessary to determine compliance with performance criteria.

E9.5.2 The planning authority must refer any application within the Bridgewater Quarry Attenuation Area to the Bridgewater Quarry operator for advice on potential conflict between the proposed use or development and the quarry operations. Council must not determine an application until the quarry operator has provided its advice, or until 14 days from the date of referral, whichever occurs first.

E9.6 Use Standards

E9.6.1 Use with Potential to Cause Environmental Harm

Objective:
To ensure that use with potential to cause environmental harm is sufficiently attenuated to ameliorate adverse effects on nearby sensitive use to an acceptable level.

Acceptable Solutions	Performance Criteria
A1 Use with potential to cause environmental harm has a separation distance no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.	P1 Use with potential to cause environmental harm and which is set back less than the distance prescribed in A1 must not have an unacceptable adverse affect on existing or likely future sensitive use, having regard to all of the following: <ul style="list-style-type: none"> (a) operational characteristics; (b) scale and intensity; (c) degree of hazard or pollution that may be emitted from the activity; (d) hours of operation; (e) nature of amenity impacts from likely light, noise, odour, particulate, radiation, vibration or waste emissions; (f) existing ambient background levels of light, noise, odour, particulate, radiation, vibration or waste emissions in the locality; (g) measures to eliminate, mitigate or manage emissions.

E9.7 Development Standards

E9.7.1 Development for Use with Potential to Cause Environmental Harm

Objective:	
To ensure that development for use with potential to cause environmental harm is sufficiently attenuated to ameliorate adverse effects on nearby sensitive use to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 Development for use with potential to cause environmental harm has a separation distance no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.	P1 Development for use with potential to cause environmental harm and which is set back less than the distance prescribed in A1 must not have an unacceptable adverse affect on existing or likely future sensitive use, having regard to all of the following: <ul style="list-style-type: none"> (a) operational characteristics; (b) scale and intensity; (c) degree of hazard or pollution that may be emitted from the activity; (d) hours of operation; (e) nature of amenity impacts from likely light, noise, odour, particulate, radiation,

	vibration or waste emissions; (f) existing ambient background levels of light, noise, odour, particulate, radiation, vibration or waste emissions in the locality; (g) measures to eliminate, mitigate or manage emissions.
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E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm

Objective:	
To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause environmental harm.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following: (a) the nature of the use with potential to cause environmental harm; including: (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may emitted from the activity; (b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance; (c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions

E9.7.3 Development within the Bridgewater Quarry Attenuation Area

Objective:	
To ensure that all use is compatible with the operations of the Bridgewater Quarry.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Development, including subdivision, must not result in potential to be impacted by quarry operations having regard to all of the following:

	<p>(a) the nature of the quarry; including:</p> <ul style="list-style-type: none"> (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may be emitted from the activity; <p>(b) the degree of encroachment or development or use into the Bridgewater Quarry Attenuation Area;</p> <p>(c) measures in the design, layout and construction of the development or use to eliminated, mitigate or manage effects of the quarry.</p>
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Table E9.1 Attenuation Distances

The attenuation distances in Table E9.1 and E9.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development, except for extractive industry the attenuation distance must be measured from the boundary of any applicable mining or quarry lease.

Activity	Sub-category	Likely environmental impacts	Attenuation Distance (metres)
Abattoirs (primary)	large animals, greater than 100 tonnes/ year production	odours, noise	500
	large animals, less than 100 tonnes/year production		300
	small animals (e.g. poultry)		300
Abattoirs (secondary)	rendering	odours	1000
Pre-mix bitumen plants (e.g. batching)	mobile and static	odours	500
Brickworks	n/a	dust, particulates noise	200
Composting (vegetation only)	with or without turning	odour	500
Composting (animal wastes)	incorporating human and animal wastes without turning	odour	500
Composting (animal wastes)	incorporating human and animal wastes, with turning	odour	1000
Concrete batching plants	n/a	dust, noise	100
Concrete or stone articles	not pipe extrusion	dust, noise	100

Crematoria	n/a	odours, particulates	300
Dairy Products	production of dairy products	odours	100
Disposal Site	all except specific categories below.	odours, dust, disease, vectors, visual	500
	transfer station (except very large stations)	odours, dust, disease, vectors, visual	150
	non-putrescible wastes	odours, noise	50
	spray irrigation of liquid wastes of animal or vegetative origin (primary treated), (other than sewage treatment plants)	odours, disease, vectors	500
	spray irrigation of liquid wastes of animal or vegetative origin (secondary treated), (other than sewage treatment plants)		200
Feedlot and holding yard	cattle and sheep	odours	3000
Fibreglass manufacturing	n/a	odours	200
Fish Processing (primary)	fish filleting etc.	odours, noise, lights	100
Fish Processing (secondary)	fish meal production etc.	odours, noise, lights	1000
Flour Mills	n/a	particulates, noise	300
Foundry	n/a	odours, particulates, noise	1000
Late Night Music Venue	n/a	noise	200
Liquid waste treatment, other than sewage treatment plants	e.g. treatment lagoons for wash down, processing effluent etc.	odours	200
Metal Fabrication	N/A	odours, noise	500
Organic waste treatment	e.g. cattle and pig slurry	odours	500
Piggery	intensive husbandry	odours	500
Poultry	intensive husbandry	odours	500
Quarry/pit etc.	no blasting, crushing or vibratory screening	noise, dust	300

	Blasting hard rock	noise, vibration, dust	1000
	Blasting other than hard rock	noise, vibration, dust	300
	Crushing or cutting	noise, dust	750
	Vibratory screening	noise, dust	500
Saleyards	stock	odours, noise	500
Sandblasting	n/a	noise, odours, particulates	300
Sawmill	including wood waste burnt in approved incinerator, wood chipper or use of internal combustion powered chainsaw.	noise, particulates	300
Smallgoods manufacture	N/A	odours	100
Storage Wood Preservation	petroleum products and crude oil with fixed roofs	odours, noise	300
	petroleum products and crude oil with floating roofs	odours, noise	100
	wet salted or unprocessed hides	odours	300
	Without wood chipper	odours, noise	100
	Wood chipper	noise	300

Table E9.2 Attenuation Distances for Sewage Treatment Plants

Type of installation	Designed Capacity Dry Weather Flow			
KL/Day	<275	<1,375	< 5,500	<13,750
Person equivalent	<1,000	<5,000	<20,000	<50,000
	Distance in metres			
Aerobic pondage (septic effluent)	100	-	-	-
Mechanical/Biological treatment	100	200	300	400
Sludge drying beds/sludge digesters not within enclosed premises.	150	250	300	400
Aerobic ponds	150	350	700	1000
Anaerobic ponds	400	550	700	850
Facultative ponds	300	700	1400	2200
Land disposal of secondary treatment effluent (iv)	TBA	TBA	TBA	TBA
Spray irrigation	200	200	200	200
Flood irrigation	50	50	50	50

Map E9 Attenuation Code

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Attenuation Area Overlay

E10.0 Biodiversity Code

E10.1 Purpose

E10.1.1 The purpose of this provision is to:

- (a) minimise loss of identified threatened native vegetation communities and threatened flora species;
- (b) conserve identified threatened fauna species by minimising clearance of important habitat and managing environmental impact;
- (c) minimise loss of other biodiversity values that are recognised as locally significant by the Planning Authority; where not otherwise regulated by the State or the Commonwealth.

E10.2 Application

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

E10.3 Definition of Terms

In this code, unless the contrary intention appears;

Biodiversity Protection Area	means the area to which this code applies, as shown on the planning scheme maps.
clearance and conversion	means the process of removing native vegetation from an area of land and: <ul style="list-style-type: none">(a) leaving the area of land, on a permanent or extended basis, in a state predominantly unvegetated with native vegetation; or(b) replacing the native vegetation so removed, on a permanent or extended basis, with residential, commercial, mining, agriculture or other non-agricultural development.
disturbance	means the alteration of the structure and species composition of a native vegetation community through actions including cutting down, felling, thinning, logging, removing or destroying of a native vegetation community.
natural values determination	means an ecological assessment, generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey: <ul style="list-style-type: none">(a) the location of priority biodiversity values affecting the site;(b) the significance of priority biodiversity values, with particular reference to Table E10.1;
natural values assessment	means an ecological assessment, generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey: <ul style="list-style-type: none">(a) the location of priority biodiversity values affecting the site;

	<p>(b) the significance of priority biodiversity values, with particular reference to Table E10.1;</p> <p>(c) any likely impact on these priority biodiversity values including existing activities on the site, nearby land uses, weeds, pests, pathogens and the degree of connectivity with other land with natural values;</p> <p>(d) the likely impact of the proposed development or use on these priority biodiversity values;</p> <p>(e) recommendations for the design and siting of the proposed development or use to avoid or minimise the identified impacts;</p> <p>(f) recommendations for the mitigation or management of any residual impacts.</p>
priority biodiversity values	means as specified in Table E10.1.
special circumstances	<p>means particular circumstances associated with the proposed use or development that justify loss of high priority biodiversity values. Special circumstances are considered to exist if one or more of the following apply:</p> <p>(a) the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location;</p> <p>(b) ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence;</p> <p>(c) the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity;</p>
suitably qualified person (biodiversity)	means a person possessing the knowledge, skills and experience to provide advice on ecological issues associated with the use and development of land. The person must be cognisant of current legislation and policy and be mindful of best practice in management and mitigation of potential impacts.
threatened native vegetation community	means a native vegetation community listed as a threatened vegetation community under the <i>Nature Conservation Act 2002</i> or a threatened ecological community under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
threatened species	means a fauna or flora species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .

E10.4 Development Exempt from this Code

E10.4.1 The following development is exempt from this code:

- (a) clearance and conversion or disturbance associated with a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*;
- (b) forest operations, including clearing for agriculture, in accordance with a certified Forest Practices Plan;

- (c) fire hazard management works in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service on land owned or administered by the Crown or Council;
- (d) fire hazard management works in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- (e) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of clearance and conversion and disturbance is the minimum necessary for adequate protection from bushfire;
- (f) the removal or destruction of declared weeds or local environmental weeds;
- (g) works considered necessary by an agency or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (h) works considered necessary by an agency or council for the protection of a water supply, watercourse, lake, wetland or tidal waters or coastal values as part of a management plan;
- (i) coastal protection works considered necessary by an agency or council that have been designed by a suitably qualified person;
- (j) works within 2 m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;
- (k) works necessary to make safe power lines or for the maintenance, repair, upgrading or replacement of such infrastructure;
- (l) works for the purpose of erecting or maintaining a boundary fence:
 - (i) within 4 m of a boundary line if within the Rural Resource or Significant Agricultural Zones; or
 - (ii) within 2 m of a boundary line if in other zones;
- (m) clearance and conversion or disturbance of an area no more than 750 m²;
- (n) clearance and conversion or disturbance of previously cleared agricultural land;
- (o) clearance and conversion or disturbance requiring assessment under the *Environment Protection and Biodiversity Conservation Act 1999*;
- (p) clearance and conversion or disturbance requiring assessment under the *Forest Practices Act 1985*, the *Threatened Species Protection Act 1995* and/or the *Nature Conservation Act 2002*.

E10.5 Application Requirements

- E10.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a natural values determination if considered necessary to determine compliance with acceptable solutions.
- E10.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a natural values determination;
- (b) a natural values assessment;
- (c) a report detailing how impacts on priority biodiversity values will be avoided, minimised, and/or mitigated;
- (d) a special circumstances justification report;

E10.6 Use Standards

There are no use standards in this code.

E10.7 Development Standards

E10.7.1 Buildings and Works

Objective:	
To ensure that development for buildings and works that involves clearance and conversion or disturbance within a Biodiversity Protection Area does not result in unnecessary or unacceptable loss of priority biodiversity values.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance and conversion or disturbance must comply with one of the following:</p> <ul style="list-style-type: none"> (a) be within a Building Area on a plan of subdivision approved under this planning scheme. (b) the development is for a single dwelling on an existing lot within the Low Density Residential Zone, Rural Living Zone or Environmental Living Zone and: <ul style="list-style-type: none"> (i) clearance and conversion or disturbance is confined to Low Priority Biodiversity Values; (ii) the area of clearance and conversion is no more than 3,000 m²; (iii) the area of disturbance is no more than 6,000 m²; (c) the development is other than for a single dwelling on an existing lot within the Low Density Residential Zone, Rural Living Zone or Environmental Living Zone and: <ul style="list-style-type: none"> (i) clearance and conversion or disturbance is confined to Low Priority Biodiversity Values; (ii) the area of clearance and conversion is no more than 1,500 m²; (iii) the area of disturbance is no more 	<p>P1</p> <p>Clearance and conversion or disturbance must satisfy the following:</p> <ul style="list-style-type: none"> (a) if low priority biodiversity values: <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; (b) if moderate priority biodiversity values: <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings; (iii) remaining moderate priority biodiversity values on the site are

than 3,000 m ² ;	<p>retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;</p> <p>(iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the <i>Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013</i> and any relevant Council policy.</p> <p>(c) if high priority biodiversity values:</p> <p>(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;</p> <p>(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;</p> <p>(iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;</p> <p>(iv) special circumstances exist;</p>
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E10.8 Subdivision Standards

E10.8.1 Subdivision

Objective:	
To ensure that:	
<p>(a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values;</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values.</p>	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following:</p> <ul style="list-style-type: none"> (a) be for the purposes of separating existing dwellings; (b) be for the creation of a lot for public open space, public reserve or utility; (c) no works, other than boundary fencing works, are within the Biodiversity Protection Area; (d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area. 	<p>P1</p> <p>Clearance and conversion or disturbance must satisfy the following:</p> <ul style="list-style-type: none"> (a) if low priority biodiversity values: <ul style="list-style-type: none"> (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; (b) if moderate priority biodiversity values: <ul style="list-style-type: none"> (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; (iii) moderate priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title; (c) if high priority biodiversity values: <ul style="list-style-type: none"> (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision; (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting
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	<p>of any building area;</p> <p>(iii) high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;</p> <p>(iv) special circumstances exist;</p>
<p>A2</p> <p>Subdivision is not prohibited by the relevant zone standards.</p>	<p>P2</p> <p>No performance criteria.</p>

Table E10.1 Priority Biodiversity Values

High Priority Biodiversity Values	Moderate Priority Biodiversity Values	Low Priority Biodiversity Values
<p>Native vegetation communities listed as threatened under the <i>Nature Conservation Act 2002</i> (Tas) including:</p> <ul style="list-style-type: none"> • <i>Eucalyptus amygdalina</i> forest and woodland on sandstone • <i>Eucalyptus amygdalina</i> forest and woodland on sandstone (<i>E.viminalis</i> type); • <i>Eucalyptus globulus</i> dry forest and woodland; • <i>Eucalyptus risdonii</i> forest and woodland; • <i>Eucalyptus tenuiramis</i> forest and woodland on sediments; Riparian scrub; and • Wetland (undifferentiated). 	<p>Other habitat for threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p>	<p>Other native vegetation communities.</p>
<p>Important habitat for threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p>		

Map E10 Biodiversity Protection Area

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Biodiversity Protection Area Overlay

E11.0 Waterway and Coastal Protection Code

E11.1 Purpose

E11.1.1 The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

- (a) minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;
- (b) minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;
- (c) protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- (d) minimise impact on water quality in potable water supply catchment areas.

E11.2 Application

E11.2.1 This code applies to development within:

- (a) Waterway and Coastal Protection Areas;
- (b) Future Coastal Refugia Areas;
- (c) Potable Water Supply Areas.
- (d) This code does not apply to use.

E11.3 Definition of Terms

E11.3.1 In this code, unless the contrary intention appears;

buildings and works dependant on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities, wharves and food services facilities serving users of coastal areas. Dwellings are not included.
coastal values	means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.
Future Coastal Refugia Area	means land within a Future Coastal Refugia Area shown on the planning scheme maps.
natural streambank and streambed condition	means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using The Tasmanian River Condition Index (TRCI): Physical Form Field Manual and Hydrology User's Manual (NRM South 2009). (This does not imply absolute stability as the bank and bed of all streams is subject to natural erosion over time. Thus, an unstable bank or bed is one that erodes at a faster rate than natural).

natural values	means biodiversity, environmental flows, natural streambank stability and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
natural values assessment	means an assessment by a suitably qualified person which is generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009) and includes: <ul style="list-style-type: none"> (a) a survey of the site for natural values; (b) an assessment of the significance of the natural values of a site; (c) an assessment of the likely impact of the proposed development on natural values; (d) recommendations for the appropriate siting and design of proposed development to minimise likely impact on natural values; (e) recommendations for how the likely impact on natural values can be avoided, minimised or mitigated; (f) a site plan depicting the above information.
Potable Water Supply Area	means land within a Potable Water Supply Area shown on the planning scheme maps.
riparian vegetation	means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.
river condition	means condition of a waterway as determined using the Tasmanian River Condition Index (TRCI) (NRM South 2009).
soil and water management plan	means a specific site plan acceptable to the planning authority that details sediment and erosion control measures on building and construction sites prepared by a suitably qualified person in accordance with best practice guidelines. R1
soil disturbance	includes disturbance of the bed of a watercourse, wetland or lake.
Waterway and Coastal Protection Area	means land in either of the following; <ul style="list-style-type: none"> (a) within a Waterway and Coastal Protection Area shown on the planning scheme maps; (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in Table E11.1; but does not include a piped watercourse or drainage line. <p>If an inconsistency in regards to width exists between Table E11.1 and the Waterway and Coastal Protection Area shown on the planning scheme maps, the distance in Table E11.1 prevails.</p> <p>The categorisation of a watercourse, or a section of a watercourse, is defined by its depiction on the planning scheme maps by the Waterway and Coastal Protection Area regardless of the actual area of the catchment.</p>
waterway values	means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.

E11.3.R1 *Soil and Water Management for Building and Construction Sites* (DPIPWE 2009?) and the *Wetlands and Waterways Works Manual* (DPIWE, 2003) are recognised as best practice guidelines.

E11.4 Development Exempt from this Code

E11.4.1 The following development is exempt from this code:

- (a) development associated with a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*;
- (b) development that does not involve clearing of vegetation or soil disturbance;
- (c) development involving clearing or modification of vegetation or soil disturbance:
 - (i) on pasture, cropping, vineyard or orchard land;
 - (ii) within a private garden, public garden or park, national park or State-reserved land, provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a Covenant in Gross;
- (d) forest operations, including clearing for agriculture, in accordance with a certified Forest Practices Plan;
- (e) fire hazard management works in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service on land owned or administered by the Crown or Council;
- (f) fire hazard management works required in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- (g) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of clearing and soil disturbance is the minimum necessary for adequate protection from bushfire;
- (h) the removal or destruction of declared weeds or local environmental weeds;
- (i) works considered necessary by an agency or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (j) works considered necessary by an agency or council for the protection of a water supply, watercourse, lake, wetland or tidal waters or coastal values as part of a management plan;
- (k) coastal protection works considered necessary by an agency or council that have been designed by a suitably qualified person;
- (l) works within 2 m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;
- (m) works necessary to make safe power lines or for the maintenance, repair, upgrading or replacement of such infrastructure;
- (n) works for the purpose of erecting or maintaining a boundary fence:
 - (i) within 4 m of a boundary line if within the Rural Resource or Significant Agricultural Zones; or
 - (ii) within 2 m of a boundary line if in other zones;
- (o) The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part

of, an agricultural use.

E11.5 Application Requirements

E11.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a natural values assessment;
- (b) a soil and water management plan;
- (c) a coastal processes assessment;
- (d) a site survey from a qualified land surveyor identifying the location of a Waterways and Coastal Protection Area, a Future Coastal Refugia Area or a Potable Water Supply Area, if uncertainty exists as to the relative location of the development site.

E11.6 Use Standards

There are no use standards in this code.

E11.7 Development Standards

E11.7.1 Buildings and Works

Objective:	
To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.	
Acceptable Solutions	Performance Criteria
A1 Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	P1 Building and works within a Waterway and Coastal Protection Area must satisfy all of the following: <ul style="list-style-type: none">(a) avoid or mitigate impact on natural values;(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;(c) avoid or mitigate impacts on riparian or littoral vegetation;(d) maintain natural streambank and streambed condition, (where it exists);(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;(f) avoid significantly impeding natural flow and drainage;(g) maintain fish passage (where applicable);

	<ul style="list-style-type: none"> (h) avoid landfilling of wetlands; (i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.
A2 Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	P2 Building and works within a Future Coastal Refugia Area must satisfy all of the following: <ul style="list-style-type: none"> (a) allow for the landward colonisation of wetlands and other coastal habitats from adjacent areas; (b) not be landfill; (c) avoid creation of barriers or drainage networks that would prevent future tidal inundation; (d) ensure coastal processes of deposition or erosion can continue to occur; (e) avoid or mitigate impact on natural values; (f) avoid or mitigate impact on littoral vegetation; (g) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).
A3 Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.	P3 Buildings and works within a Potable Water Supply Area must satisfy all of the following: <ul style="list-style-type: none"> (a) ensure no detriment to potable water supplies; (b) be in accordance with the requirements of the water and sewer authority.
A4 Development must involve no new stormwater point discharge into a watercourse, wetland or lake.	P4 Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following: <ul style="list-style-type: none"> (a) risk of erosion and sedimentation is minimised; (b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are

	<p>mitigated and managed;</p> <p>(c) potential for significant adverse impact on natural values is avoided.</p>
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E11.7.2 Buildings and Works Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately provided for, whilst minimising impact on natural values, acknowledging the economic, social, cultural and recreational benefits that arise from such development.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p>	<p>P1</p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible; (d) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (e) impacts to coastal processes, including sand movement and wave action, are minimised and any potential impacts are mitigated so that there are no significant long-term impacts; (f) waste, including waste from cleaning and repairs of vessels and other maritime equipment and facilities, is managed in accordance with current best practice so that significant impact on natural values is avoided.
<p>A2</p> <p>No Acceptable Solution for dredging and reclamation.</p>	<p>P2</p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be necessary to establish a new or expanded use or development or continue an existing use or development; (b) impacts on coastal processes that may lead to increased risk of inundation, including sand movement and wave action, are minimised and potential impacts are mitigated so that there are no significant

	long-term impacts;
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	P3 Coastal protection works initiated by the private sector must satisfy all of the following: <ul style="list-style-type: none"> (a) be designed by a suitably qualified person; (b) minimise adverse impact on coastal processes that may lead to increased risk of inundation, including wave action and behaviour, sediment dynamics, current and tidal flows in the area.

E11.8 Subdivision Standards

E11.8.1 Subdivision

Objective:	
To ensure that: <ul style="list-style-type: none"> (a) works associated with subdivision in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values; (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values. 	
Acceptable Solutions	Performance Criteria
A1 Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area must comply with one or more of the following: <ul style="list-style-type: none"> (a) be for the purpose of separation of existing dwellings; (b) be for the creation of a lot for public open space, public reserve or utility; (c) no works, other than boundary fencing works, are within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; (d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area. 	P1 Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following: <ul style="list-style-type: none"> (a) minimise impact on natural values; (b) provide for any building area and any associated bushfire hazard management area to be either: <ul style="list-style-type: none"> (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or (ii) able to accommodate development capable of satisfying this code. (c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.
A2 Subdivision is not prohibited by the relevant	P2 No performance criteria.

zone standards.	
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Table E11.1 Spatial Extent of Waterway and Coastal Protection Areas

Spatial Extent of Waterway and Coastal Protection Areas

Watercourse, Wetland, other Waterbody or the Coast	Width
Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.	40m
Class 2: Watercourses from the point where their catchment exceeds 100 ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50 ha to 100 ha.	20m
Class 4: All other watercourses carrying water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m
Operation of Table E11.1: Spatially defining 'width': (a) Width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes. (b) In the case of watercourses, the Protection Area also includes the waterway itself, being between the top of the banks on either side.	

Map E11.1 Waterway and Coastal Protection Areas

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Waterway and Coastal Protection Area Overlay

Map E11.2 Future Coastal Refugia Areas

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Future Coastal Refugia Overlay

E12.0 This code number is not used in this planning scheme

E13.0 Historic Heritage Code

E13.1 Purpose

E13.1.1 To recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

E13.2 Application

E13.2.1 This code applies to development involving land defined in this code as any of the following:

- (a) a Heritage Place;
- (b) a Cultural Landscape Precinct;

E13.2.2 This code does not apply to use, unless a Heritage Place is listed because its use or history of use is a key criterion in its listing.

E13.2.3 This code does not apply to signs.

E13.3 Definition of Terms

E13.3.1 In this code, unless the contrary intention appears:

archaeological evidence	means low level remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste and/or by-products, residues, pollen.
archaeological impact assessment	means a report prepared by a suitably qualified person that includes a design review and describes the impact of proposed works upon archaeological sensitivity (as defined in a statement of archaeological potential).
archaeological method statement	means a report prepared by a suitably qualified person that includes the following where relevant to the matter under consideration: <ul style="list-style-type: none">(a) strategies to identify, protect and/or mitigate impacts to known and/or potential archaeological values (typically as described in a Statement of Archaeological Potential);(b) collections management specifications including proposed storage and curatorial arrangements;(c) identification of measures aimed at achieving a public benefit;(d) details of methods and procedures to be followed in implementing and achieving (a), (b) and (c) above;(e) expertise to be employed in achieving (d) above;(f) reporting standards including format/s and content, instructions for dissemination and archiving protocols.
conservation	means all the processes of looking after a place so as to retain its historic cultural heritage significance
conservation plan	means a plan prepared by a suitably qualified person in accordance with <i>The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance</i> (Kerr J, National Trust of Australia, NSW, 1982).

cultural landscape precinct	means an area shown on the planning scheme maps as a cultural landscape precinct and described in Table E13.3 as having particular historic cultural heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value.
heritage impact statement	means a report from a suitably qualified person setting out the effect of the proposed development on the historic cultural heritage significance of the place.
heritage precinct	means an area shown on the planning scheme maps as a heritage precinct and described in Table E13.2 as having particular historic cultural heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.
historic cultural heritage significance	means as defined in the <i>Historic Cultural Heritage Act 1995</i> . For precincts, historic cultural heritage significance is informed by the statements of historic cultural heritage significance in Tables E13.3 and E13.4.
heritage place	means a place listed and described in Table E13.1.
place	means a place listed and described in Table E13.1 that is a site, area, landscape, building or other work, group of buildings or other works, with any associated views, spaces, and surroundings such as historic plantings or landscaping features, or evidence of past land use.
place of archaeological potential	means a place described in Table E13.4 as having the potential to contain archaeological remains that provide information about the past.
restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
statement of archaeological potential	means a report prepared by a suitably qualified person that includes all of the following: <ul style="list-style-type: none"> (a) a written and illustrated site history; (b) overlay plans depicting the main historical phases of site development and land use on a modern base layer; (c) a disturbance history. (d) a written statement of archaeological significance and potential accompanied by an archaeological sensitivity overlay plan depicting the likely surviving extent of important archaeological evidence (taking into consideration key significant phases of site development and land use, and the impacts of disturbance).
statement of compliance	means a report from a suitably qualified person setting out their assessment of the proposed development's compliance with this Code.

statement of significance	means a report from a suitably qualified person setting out the historic cultural heritage significance of the place.
suitably qualified person (historic heritage)	means a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualifications and experience in the cultural heritage.

E13.4 Development Exempt from this Code

E13.4.1 The following development is exempt from this code:

Development within the specific extent of a heritage place

- (a) the demolition or removal of internal building or works not involving:
 - (i) the removal of heritage fabric such as skirting boards, fire mantles or ceiling roses; or
 - (ii) alterations to the original plan form of a building;
- (b) maintenance and minor repair of buildings, including repainting, re-cladding, re-roofing and re-stumping where like-for-like materials and external colours are used;
- (c) temporary structural stabilisation works as certified by a structural engineer;
- (d) permanent stabilisation works considered by a suitably qualified person to meet the Purpose and Objectives of this Code;
- (e) building works, alterations, and modifications required for compliance with fire regulations under the Building Code of Australia not visible externally upon completion from a street, park, reserve or other public space bounded by the property;

Development within a heritage precinct, cultural landscape precinct, heritage place or place of archaeological potential

- (f) works incidental to the maintenance of a garden or grounds, excepting where the garden or grounds are specifically part of the General Description column in Table E13.1;
- (g) if they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, hot water cylinders and air-conditioners;
- (h) a maximum of 1 mast for telecommunications and a single flagpole provided each is not more than 6m in height and is not attached to any building within a heritage place listed in Table E13.1;
- (i) the construction or demolition of:
 - (i) side and rear boundary fences:
 - a. not adjoining a road or public reserve; and
 - b. not more than a total height of 2.1m above natural ground level; except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1;
 - (ii) fencing of agricultural land or for protection of wetlands and

watercourses;

- (iii) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety;
- (j) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1 the construction or demolition of;
 - (i) retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m;
- (k) the planting, clearing or modification of vegetation for any of the following purposes, except where the vegetation is specifically part of the General Description column in Table E13.1:
 - (i) the landscaping and the management of vegetation:
 - a. on pasture or cropping land, other than for plantation forestry on prime agricultural land; or
 - b. within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;
 - (ii) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the *Forest Practices Act 1985*;
 - (iii) fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;
 - (iv) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
 - (v) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;
 - (vi) to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;
 - (vii) for soil conservation or rehabilitation works including 'Landcare' activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the *Weed Management Act 1999*;
 - (viii) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;
 - (ix) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;

- (x) within 1m of a title boundary for the purpose of erecting an approved boundary fence or for maintaining an existing boundary fence;

Development within a heritage precinct, cultural landscape precinct or heritage place (but not on a place of archaeological potential)

- (l) minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:
 - (i) minor widening or narrowing of existing carriageways; or making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices; and
 - (ii) markings, street lighting and landscaping, except where any of those elements are specifically part of the General Description column in Table E13.1;
- (m) minor infrastructure within a road reservation, park, playground or outdoor recreation facility such as, playground equipment, seating and shelters, public art, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, traffic control devices and markings, and the like incidental to the function of that road reservation, park, playground or outdoor recreational facility;
- (n) construction, placement or demolition of minor outbuildings or structures if:
 - (i) no new outbuilding is closer to a street frontage than the main building;
 - (ii) the gross floor area of each outbuilding or structure does not exceed 9m² and a combined total area of such buildings or structures does not exceed 20m²;
 - (iii) no side is longer than 3m;
 - (iv) no part of the outbuilding or structure is higher than 2.4m above natural ground level;
 - (v) the maximum change of level as a result of cut or fill is 0.5m; and
 - (vi) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service;
- (o) construction, placement or demolition of an unroofed deck not attached to or abutting a building, that has a floor level less than 1m above natural ground level and is at least 1m from any boundary;
- (p) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1, the laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland;

Development within a heritage precinct or cultural landscape precinct (but not on a heritage place or a place of archaeological potential)

- (q) Development within a road, park or other public space that is not visible from a road, park or other public space bounding the site;

Development within a heritage precinct, a cultural landscape precinct or a place of

archaeological potential (but not on a heritage place)

- (r) one satellite dish no more than 2m in diameter;
- (s) solar collector panels and photovoltaic cells on a roof;
- (t) boundary fences adjoining a road or public reserve, and not more than a total height of 1.2m above natural ground level;
- (u) the construction of buildings or works, other than a dwelling, in the Rural Resource Zone or the Significant Agricultural Zone, that are directly associated with, and a subservient part of, an agricultural use if:
 - (i) individual buildings do not exceed 100m² in gross floor area;
 - (ii) the setback from all property boundaries is not less than 30m;
 - (iii) no part of the building or works are located within 30m of a wetland or watercourse;
 - (iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and
 - (v) the building or works are not located on prime agricultural land;

General

- (v) the demolition or removal of a building or works stated in the 'particular exclusions from listing' column in the Tables to this code;
- (w) any type of development stated in the 'particular exempt development' column in the Table to this code;
- (x) the provision, maintenance or repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:
 - (i) electricity, gas, sewerage, storm water and water reticulation to individual streets, lots or buildings;
 - (ii) traffic control devices and markings, fire hydrants and the like on public land;
- (y) maintenance and repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines, where like for like materials and finishes are used for reinstatement are used;

Development involving the excavation of land in a place of archaeological potential

- (z) development involving the disturbance of ground in a Place of Archaeological Potential if, either:
 - (i) the development area where ground disturbance is proposed has been assessed under a previous development application and the archaeological potential was realised when that permitted was acted upon or the site was found not to be of archaeological sensitivity; or
 - (ii) an archaeological impact assessment is provided by a suitably qualified person demonstrating that the nature of the development will not result in disturbance of ground considered to be of archaeological sensitivity;

- (aa) excavation for the purposes of maintenance or replacement of electricity, gas, sewerage, stormwater or water reticulation infrastructure within a Place of Archaeological Potential, provided all such activities will be confined to within existing service trenches, pits or wells that have been previously excavated.

E13.5 Application Requirements

- E13.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:
- (a) a conservation plan;
 - (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;
 - (c) a statement of significance;
 - (d) a heritage impact statement;
 - (e) a statement of compliance;
 - (f) a statement of archaeological potential;
 - (g) an archaeological impact assessment;
 - (h) an archaeological method statement;
 - (i) a report outlining environmental, social, economic or safety reasons claimed to be of greater value to the community than the historic cultural heritage values of a place proposed to be demolished or partly demolished, and demonstrating that there is no prudent and feasible alternative;
 - (j) for an application for subdivision, plans showing :
 - (i) the location of existing buildings; and
 - (ii) building envelopes on the relevant lots, including the balance lot.

E13.6 Use Standards

- E13.6.1 There are no use standards in this code.

E13.7 Development Standards for Heritage Places

- E13.7.1 Demolition

Objective:	
To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

	<ul style="list-style-type: none"> (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives; (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition.
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E13.7.2 Buildings and Works other than Demolition

Objective:	
To ensure that development at a heritage place is:	
<ul style="list-style-type: none"> (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics. 	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development must not result in any of the following: <ul style="list-style-type: none"> (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.
A2 No Acceptable Solution.	P2 Development must be designed to be subservient and complementary to the place through characteristics including: <ul style="list-style-type: none"> (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures

	and listed elements; (d) using less dominant materials and colours.
A3 No Acceptable Solution.	P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.
A4 No Acceptable Solution.	P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.
A5 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.

E13.7.3 Subdivision

Objective:	
To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following: (a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values; (b) ensuring a sympathetic pattern of subdivision; (c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.

E13.8 Development Standards for Heritage Precincts

E13.8.1 Demolition

Objective:	
To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Demolition must not result in the loss of any of the following: (a) buildings or works that contribute to the historic cultural heritage significance of the precinct; (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply; (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (ii) there are no prudent or feasible alternatives; (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.

E13.8.2 Buildings and Works other than Demolition

Objective:	
To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
A2 No Acceptable Solution	P2 Design and siting of buildings and works must

	comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.
A3 No Acceptable Solution	P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.
A4 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P4 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.

E13.8.3 Subdivision

Objective:	
To ensure that subdivision within a Heritage Precinct is consistent with historic patterns of development and does not create potential for future incompatible development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Subdivision must not result in any of the following: (a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2; (b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct; (c) potential for a confused understanding of the development of the precinct; (d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct.
A2 No Acceptable Solution	P2 Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.2.

E13.9 Development Standards for Cultural Landscape Precincts

E13.9.1 Demolition

Objective:	
To ensure that demolition in whole or in part of buildings or works within a Cultural Landscape Precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Demolition must not result in the loss of any of the following: <ul style="list-style-type: none"> (a) buildings or works that contribute to the historic cultural heritage significance of the precinct; (b) fabric or landscape elements, including plants, trees, fences, walls, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless both of the following apply; <ul style="list-style-type: none"> (i) there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (ii) there are no prudent and feasible alternatives.

E13.9.2 Buildings and Works other than Demolition

Objective:	
To ensure that development undertaken within a Cultural Landscape Precinct is sympathetic to the character of the precinct.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.3.
A2 No Acceptable Solution	P2 Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.3.

E13.9.3 Subdivision

Objective:	
To ensure that subdivision within a Cultural Landscape Precinct retains the character of the precinct and does not increase the likelihood of incompatible development.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Subdivision must not result in any of the following: <ul style="list-style-type: none"> (a) detriment to the historic cultural heritage significance of the precinct, as set out in Table E13.3; (b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct; (c) potential for a confused understanding of the development of the precinct; (d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct
A2 No Acceptable Solution	P2 Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.3.

E13.10 Development Standards for Places of Archaeological Potential

E13.10.1 Building, Works and Demolition

Objective:	
To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.	
Acceptable Solutions	Performance Criteria
A1 Building and works do not involve excavation or ground disturbance.	P1 Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to: <ul style="list-style-type: none"> (a) the nature of the archaeological evidence, either known or predicted; (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;

	<p>(c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</p> <p>(d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</p> <p>(e) measures proposed to preserve significant archaeological evidence 'in situ'.</p>
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E13.10.2 Subdivision

Objective:	
To ensure that subdivision does not increase the likelihood of adverse impact on a place of archaeological potential.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision provides for building restriction envelopes on titles over land defined as the Place of Archaeological Potential in Table E13.4.</p>	<p>P1</p> <p>Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following:</p> <p>(a) that no archaeological evidence exists on the land;</p> <p>(b) that there is no significant impact upon archaeological potential.</p>

Table E13.1 Heritage Places

Ref No.	Name, Location and/or Address	C.T.	General Description	Specific Extent	Particular Exclusions from Listing	Particular Exempt Development
1	Bridgewater Railway Station Wallace Street, Bridgewater	CT154431/1 CT154459/1 CT154468/1 CT154472/1 CT118026/2 & 3 and adjoining untitled parcels.	Island platform with lines intact and semaphore signals (last remaining of their type in working order in Tasmania). The brick station is intact. Internal rooms feature original hardwood lining around the walls. The station features a signal cabin made of concrete and plaster, which operates the Bridgewater Bridge. The station has original signs.			
2	House 8 Glebe Street, Pontville	CT139662/1	Single storey sandstone Victorian Georgian cottage set in a prominent location on the higher ground of the west facing bank of the Village. This cottage is important as a demonstration of a Victorian Georgian style cottage. This is demonstrated in the symmetrical facade, medium-pitched hipped roof, boxed eaves and the simply chimneys. The cottage was extended in the 1960's with a weatherboard clad extension. The oldest section of the building has a hipped roof and two chimneys.			
3	Congregationa l Church Cemetery 14 Glebe Street, Pontville	CT131925/1	There are no above surface signs of the former Church. The cemetery has several local identities buried there. Sub-surface deposits probably still remain from the first Congregational Church.			

4	The Stables 354 Brighton Road, Pontville	CT19804/1 CT23269/1	The former stable was converted to a residence in the late twentieth century but is likely to have had sleeping quarters in the loft prior to the conversion. It is simple sandstone Victorian Georgian building in a discrete location amongst established landscape south of Lythgo's Row on the west facing bank of the village. The veranda and entry door are modern fabric introduced in the conversion to a residence. There are also several mature trees which are of some heritage significance.			
5	The Crown Inn 365 Brighton Road, Pontville	CT63/1587 CT145449/2 CT30848/1	This is a sandstone Old Colonial Georgian hotel set close to the edge of the former Midland Highway. From the road it is a single storey building with attic, from the rear two full stories. It has been progressively modernised and is important as a demonstration of a colonial inn with progress upgrades through the nineteenth and twentieth century's. This is demonstrated in the symmetrical facade, exposed stonework, medium-pitched hip roof, boxed eaves, simple portico, small-paned side casement windows, and stone lintels and sills.			
6	Former Police Residence 2 Victoria Street, Pontville	CT127641/1	<p>This weatherboard clad residence is constructed in the Inter-War California Bungalow Style. It has a low pitched corrugated iron roof, entry porch with visually separate roof, window pairs of small paned double hung sashes to top and large paned sashes to lower sections of the windows.</p> <p>Outbuildings consist of an original weatherboard clad lockup of two timber-lined cells which have survived without modification</p> <p>and is an important demonstration of the former use of the site.</p>			
7	Former Service Station 2A Cheyne	CT141634/1	The former service station is a demonstration of a modern style petrol station. This is demonstrated in the prominent cantilevered roof form, the simple cubiform, the parapeted			

	Street, Pontville		side walls and the simple square windows.			
8	Mr Wells Cottage 378 Brighton Road, Pontville	CT57050/1	This simple weatherboard structure has a gabled roof clad in corrugated iron, a central front door, two pairs of double hung windows, and a rear skillion. The door and windows have been a c.1925 modernisation.			
9	Sidney's Bakery & Butcher Shop 380 Brighton Road, Pontville	CT108183/1	This simple weatherboard structure has a hipped roof clad in corrugated iron, and evidence of two front doors, which have been sealed off.			
10	Pontville Small Arms Range Grassland Site 12 Rifle Range Road Pontville	CT236942/1	This is a Commonwealth property that has been used primarily for small arms practice. It comprises approximately 170 ha of west facing hillside which contains remnant vegetation that is largely intact from the valley floor to the crown of the hill. The rifle range features a series of firing mounds created at 100m intervals by addition of soil and sowing of non-native grassy species. There is a small brick magazine for the storage of ammunition that relates to the Second World War era. The site contains a range of vegetation communities including woodlands dominated by Eucalyptus Viminalis (white gum), E.globulus (blue gum), and Allocasuarina verticillata (she-oak), kangaroo grass, spear grass and wallaby grass. The woodlands and grasslands provide a species refuge for native fauna.			
11	Pontville War Memorial Reserve 1A Ford Road Pontville	CT19358/8 CT19358/2	This is a reserve with the entrance facing towards the hill of the Pontville Village. The sandstone memorial is prominent from the entrance. The highway border is formed by a mature Cyprus tree.			

12	Former Police Pound/Old Gaol Ruins 362 Brighton Road, Pontville	CT127641/2	This site contains the archaeological deposits of the C.1837 stone cottage. It is now a public park.			
13	Maiden Erleigh 451 Tea Tree Road, Tea Tree	CT11033/4	Single storey stone house with hipped roof and boxed eaves. The front has a central timber door with fanlight and 12 large pane windows either side. Glassed in addition is at the rear of the house.			
14	Strathallan 503 Tea Tree Road, Tea Tree	CT48449/1 CT85540/1 CT102536/1 CT229694/1 CT102537/1 CT249893/1 CT229479/1	Single storey stone house with hipped roof with boxed eaves and return veranda on three sides. The front has 3 bays separated by pilasters, a central 4 panel timber door with fanlight and half sidelights and large 12 pane windows either side. Includes a stone barn and stables.			
15	Willowbrook 555 Tea Tree Road, Tea Tree	CT133831/1	Timber house on stone foundations with hip roof and boxed eaves with attached bull-nose veranda. The front has a central timber door with fanlight and windows either side with a half glassed wall on the veranda side. Ashlar stone gable roof barn from original house.			
16	House 729 Tea Tree Road Tea Tree	CT233168/1	Single storey Victorian Georgian timber cottage with hipped roof with closed eaves and front veranda with wrought iron fringe and crossed timber balustrade. The front of the house has a central modern door and windows either side. There is a skillion addition at the rear.			
17	Cottage 790 Back Tea Tree Road, Tea	CT140731/1	Single storey brick and galvanised iron cottage constructed in 1900.			

	Tree					
18	War Memorial Hall 325 Brighton Road, Pontville	CT233207/1	<p>This is a rendered Community Hall in the Inter-War Functionalist style. It is mainly one storey with a two storey centrepiece.</p> <p>Matching addition on northern side.</p> <p>The memorial hall is important as a demonstration of an Inter-War Functionalist public building. This is demonstrated in the simple geometric shapes, long horizontal spandrel and roof concealed by parapet.</p>			
19	Former Council Chambers Brighton Road, Pontville	CT240037/1	<p>Single storey 1934 red brick building with sandstone foundations from earlier goal and recent additions. Façade consists of a decorative Dutch gable parapet with an offset projecting porch with 4 decorative brick and cement render piers with a hip roof.</p>			
20	Bridgewater Bridge Midland Highway, Bridgewater	CT134751/4	<p>The listing includes three elements: the convict built causeway, the bridge ruins and the current road/rail bridge. The existing causeway is a visual presentation of the early convict construction of a link between the two sides of the Derwent River. The Bridgewater Bridge ruins include a stone abutment and concrete caisson for the 1893 swing bridge on the upstream side of the present bridge with remnants of the abutments of the 1874 bridge visible on the downstream side. The steel trusses and lift span of the 1942/1946 road rail bridge are the dominant part of the present infrastructure.</p>	Tasmanian Heritage Register ID 617		
21	Genappe 50 Boyer Road, Bridgewater	CT44724/8	<p>A two-storey vernacular Georgian farmhouse built from brick. It has a centrally placed door with flanking windows and is three bays wide. Also includes a brick barn.</p>	Tasmanian Heritage Register ID 620		
22	Parkholm	CT156754/2	<p>A farm group of buildings, including main house and</p>	Tasmanian		

	314 Midland Highway, Bridgewater		<p>outbuildings.</p> <p>The main house is two storeys with a surrounding veranda. There is a single storey section to the rear with a hip roof.</p>	Heritage Register ID 619		
23	<p>Fairfield (formerly Hayfield)</p> <p>14 Nielsen Esplanade, Bridgewater</p>	CT159715/1	This is a single storey weatherboard house with a protruding wing to the side, central door, flanking double hung windows and a side return veranda with slender posts and cast iron brackets.	Tasmanian Heritage Register ID 617		
24	<p>St. Mary's Anglican Church and Cemetery</p> <p>20 Old Main Road, Bridgewater</p>	CT139728/1&2	A small rural church built in the Victorian Academic Gothic style. It is intact in almost every respect and is an excellent example of the style. The site also includes a graveyard.	Tasmanian Heritage Register ID 624		
25	<p>Coronation Hall</p> <p>25 Old Main Road, Bridgewater</p>	CT146756/1	An unusual single storey weatherboard building with a combination gable, a pair of projecting hipped roofs and half-timber decoration in gable ends. On each of the projecting hips, which are either side of a covered entry, there is a fixed window of three squares high. There is a diamond motif with a vent in it in the centre of the gable end.	Tasmanian Heritage Register ID 625		
26	<p>Cottage</p> <p>25 Sorell Street, Bridgewater</p>	CT221998/1	An early weatherboard cottage with two doors to the street and three windows. It has a hipped roof with no eaves and a skillion to the rear. The weatherboard walls have no paint and are heavily weathered.	Tasmanian Heritage Register ID 621		

27	Parkview 11 Weily Park Road, Bridgewater	CT92072/1	A house with a projecting gable out each side and a veranda between. It is detailed with paired columns on the veranda and finials on the gable ends.	Tasmanian Heritage Register ID 622		
28	Cottage 21 Weily Park Road, Bridgewater	CT27847/1	A small timber cottage located next to the Bridgewater Sports Grounds. It features a central door and flanking windows with a hip roof over.	Tasmanian Heritage Register ID 623		
29	Cottage 70 Andrew Street, Brighton	CT38/8919 CT107754/1 & 2 CT232852/1	This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The veranda on the street facade has timbered ends and single posts with a timber decorative valance.	Tasmanian Heritage Register ID 626		
30	House 88 Andrew Street, Brighton	CT204320/1	This is a single storey building with an original Georgian section featuring a central door and flanking double hung windows. To this there has been added several weatherboard additions which feature a veranda with a timber decorated valance.	Tasmanian Heritage Register ID 627		
31	Cottage 91 Andrew Street, Brighton	CT16995/1	This is a weatherboard cottage with a central door, flanking windows and gabled roof with narrow boxed eaves. The veranda on the street facade has hipped ends, cast iron brackets and single posts. There is a gable addition to the rear.	Tasmanian Heritage Register ID 628		
32	The Cottage, formerly known as Pensioners' Row 620 Briggs Road, Brighton	CT20091/5	This is a masonry cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The veranda on the street facade has timbered ends, timber brackets and single posts. There is a skillion addition to the rear.	Tasmanian Heritage Register ID 629		

33	Stone Cottage 13 Derwent Street, Brighton	CT32813/3	This is a small stone cottage building in similar style to a Crofters cottage. It is a floor and half high, three bays wide with a central front door and twelve paned double hung windows on the ground floor and six paned windows on the half floor. There is a skillion addition to the rear. This is an unusual building in this context.	Tasmanian Heritage Register ID 630		
34	Stonefield (formerly Braeside) 266 Elderslie Road, Brighton	CT125944/1 CT125945/1	This is a two-storey sandstone building of three bays wide with a central door featuring a semi circular fanlight. The windows are twelve paned double hung. There are some stone buildings to the rear.	Tasmanian Heritage Register ID 638		
35	Wakefield 133 Brighton Road, Brighton	CT50443/1	This is a single storey weatherboard house with a return veranda to a cant bay on the street facade and a square bay on the side facade. The roof is hipped with an internal gutter; the veranda now has steel treillage posts.	Tasmanian Heritage Register ID 636		
36	Cottage 168 Brighton Road, Brighton	CT11271/3	This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The skillion veranda, on the street facade, has single posts and a timber valance.	Tasmanian Heritage Register ID 634		
37	The Lodge 28 Brighton Road, Brighton	CT139691/1	This is a group of buildings conjoined around a courtyard space. The house is of single storey with attic, steep pitched roof clad in corrugated iron, decorated barge boards and finials in the Victorian Rustic Gothic style, a central doorway with a modern flat-roofed open porch with two veranda posts. Windows are 4 paned. To the side of the courtyard there is a veranda, central door and flanking double hung windows. The veranda continues to link with the conjoined outbuildings. There is also a modern timber gable roofed building with vertical boards, of no	Tasmanian Heritage Register ID 633		

			significance.			
38	House 417 Millvale Road, Brighton	CT244785/12	This is a weatherboard cottage with a central door, flanking double hung windows, hipped roof with narrow boxed eaves and a dormer window. The skillion veranda, on the street facade, has single posts a vertical board rail and glazed ends.	Tasmanian Heritage Register ID 637		
39	Cottage 621 Millvale Road, Brighton	CT116747/2	This is a single storey weatherboard cottage with a projecting hipped roof from a main hipped roof. The projecting section has a bay window and timber detailing. There is a veranda over the main entry door that features timber detailing.	Tasmanian Heritage Register ID 631		
40	House 1 Racecourse Road, Brighton	CT250530/1	This is a weatherboard cottage with a central door, flanking double hung windows and steeply pitched hipped roof with narrow boxed eaves. There is a veranda on three sides with single posts and is convex in form.	Tasmanian Heritage Register ID 632		
41	St. George's Church 2 Briggs Road, Gagebrook	CT15333/785	This is a small sandstone and weatherboard church. The chancel is constructed from sandstone and the body of the building is weatherboard. All roofs are gables and there is a vestry wing constructed from concrete blocks, a recent addition.	Tasmanian Heritage Register ID 640		
42	The Pig and Whistle 50 Briggs Road, Gagebrook	CT208860/1	This is an Old Colonial Georgian building of a vernacular nature featuring a half gabled roof, a central panelled door and flanking double hung windows. There is an attic window in each gable end. The walls are sandstone rubble construction. There is also a weatherboard building and a timber barn associated with this site.	Tasmanian Heritage Register ID 642		
43	Purdonville 359 Baskerville Road, Old Beach	CT16663/1	This is a sandstone cottage with a central door, flanking double hung windows and a hipped roof with narrow boxed eaves and a single dormer window. The veranda on the street facade has hipped ends and single posts featuring decorative timber brackets.	Tasmanian Heritage Register ID 643		

44	Former Uniting Church and Cemetery 37 Briggs Road, Gagebrook	CT134307/1	<p>This is a small sandstone church with a gabled roof and eaves and bargeboards at each end. There are two blind lancet windows in the front facade and a central door with a lancet top. There is</p> <p>a small lancet vent in the peak of the gable end. There are two windows down the side of the building and an addition to the rear.</p> <p>The churchyard contains a cemetery.</p>	Tasmanian Heritage Register ID 639		
45	Gage House (formerly Gagebrook and formerly Tivoli) 239 Old Beach Road, Old Beach	CT130209/1	<p>This is a single storey stone house in Victorian style with a slate roof. There are pale stone quoins and surrounds to openings and honey colour stone to walls. The building features French doors and double hung windows and two paned transom lights and there is a dentil-course to the cornice. There is a rear terrace with stone paving and reconstructed veranda.</p>	Tasmanian Heritage Register ID 641		
46	Craiglea 1 Glebe Street, Pontville	CT26665/3	<p>This is a two storey sandstone Victorian Georgian house with Old Colonial Georgian 24 paned double hung windows to the ground floor. It is set on the high ground of the east bank and is one of the most prominent buildings in Pontville.</p> <p>The house has a central panelled door with transom light, flanking double hung windows, a hipped roof clad in corrugated iron, simple chimneys, and an attached veranda surrounding the ground floor (the side and rear sections are twentieth century extensions).</p> <p>The rear cottage is of heritage significance. It is in part a modern construction using three original sandstone walls of a nineteenth century outbuilding – possibly a former stable.</p>	Tasmanian Heritage Register ID 644		

47	Shepherd's Cottage 2 Glebe Street, Pontville	CT139267/1	<p>This is a pair of small sandstone conjoined cottages with steps to both of the two front doors, a steeped pitched gabled roof clad in corrugated iron, one 12 paned window adjacent each front door, and rear timber additions.</p> <p>Sandstone nineteenth century outhouse and early twentieth century timber clad outbuilding both of heritage significance.</p> <p>Modern shed.</p>	Tasmanian Heritage Register ID 645		
48	Lansdowne 4 Glebe Street, Pontville	CT134956/1	<p>This is a single storey (with 20th century attic) sandstone Victorian Georgian house set in a prominent location on the higher ground of the west facing bank of the Village.</p> <p>The house has a central 4 panelled door with sidelights and transom light, flanking three-part single paned double hung windows, a hipped roof with corrugated iron over the original shingled roof and simple brick chimneys. There is a concave veranda which returns to both sides. To the southern side there is a modern extension which is set far enough back from the façade to respect its strong symmetry.</p> <p>There is a timber clad c.1950 garage set on the street edge.</p>	Tasmanian Heritage Register ID 647		
49	Glendower 6 Glebe Street, Pontville	CT44652/1	<p>This is a single storey (with attic) sandstone Victorian Georgian house set in a prominent location on the higher ground of the west facing bank of the Village.</p> <p>The house has a central 5 panelled door with sidelights and transom light, flanking 12 paned double hung windows with external shutters, three dormers also with 12 paned double hung windows, a hipped roof with modern metal tiles and simple brick chimneys. There is a veranda to the southern side.</p> <p>c.1920 shed with modern gabled roof to the rear –of minor heritage significance. The cladding is modern.</p>	Tasmanian Heritage Register ID 646		

50	Cottage 1 Marlborough Street, Pontville	CT106569/1	<p>This building is single storey weatherboard conjoined cottages now made into a single dwelling. The façade has lost one of its two four-panelled doors. The roof is corrugated iron with simple chimneys. The separate veranda has post spacing reflecting the original two entrances.</p> <p>Modern weatherboard single garage near Marlborough Street. There is an old fruit tree of some heritage significance in the front yard.</p>	Tasmanian Heritage Register ID 8076		
51	Turnkey's Cottage 3 Marlborough Street, Pontville	CT33449/1	<p>This building is single storey brick conjoined cottages now made into a single dwelling. The original façade has two four-panelled doors with flanking 12 paned double-hung sash windows, an attached veranda under a broken-back roof of corrugated iron and simple chimneys. A twentieth century front door has been constructed to the southern corner to face Marlborough Street.</p> <p>Weatherboard clad c.1950 garage of minor heritage significance.</p>	Tasmanian Heritage Register ID 648		
52	St. Matthew's Roman Catholic Church and Cemetery 314 Brighton Road, Pontville	CT30200/13-15	<p>This is a sandstone Church with bellcote, steeply pitched roof clad in modern tiles in a diamond pattern, lancet windows and wall buttresses marking structural bays. The churchyard includes a cemetery.</p> <p>The modern rectory is adjacent the Church.</p> <p>There are a number of mature trees of heritage significance.</p>	Tasmanian Heritage Register ID 651		
53	Epsom House 333 Brighton Road, Pontville	CT65742/4 & 5	<p>This is a two storey sandstone Old Colonial Georgian former Inn set in a prominent location close to Brighton Road (formerly Midland Highway) and ending the vista of Ford Road where it meets Brighton Road.</p> <p>The house has a central 6 panelled door with sidelights and</p>	Tasmanian Heritage Register ID 652		

			<p>fanlight sheltered by a Doric portico, flanking 12 paned double hung windows with external stone architraves and intact internal shutters, a hipped roof with corrugated iron sheeting and simple brick chimneys.</p> <p>Stone shed converted to garage</p> <p>The mature trees are of some heritage significance to the local community.</p>			
54	<p>Uniting Church</p> <p>2 Ford Road, Pontville</p>	<p>CT22212/1</p> <p>CT22390/1</p>	<p>This is a simple sandstone Church with steeply pitched roof, lancet windows, wall buttresses marking structural bays and porch.</p>	<p>Tasmanian Heritage Register ID 8071</p>		
55	<p>Lythgo's Row Cottage</p> <p>(also known as The Barracks Cottage)</p> <p>352 Brighton Road, Pontville</p>	<p>CT23304/1</p>	<p>This is a single storey weatherboard Victorian Georgian cottage set discretely amongst the trees south of Lythgo's Row.</p> <p>The cottage has a central 4 panelled door, flanking 6 paned casement windows, and a gabled roof with corrugated iron sheeting. There is a veranda to the southern side.</p> <p>There are several mature trees which are of some heritage significance.</p>	<p>Tasmanian Heritage Register ID 655</p>		
56	<p>Lythgo's Row (formerly Lythgo's Store)</p> <p>358 Brighton Road, Pontville</p>	<p>CT100187/1</p>	<p>This is a single storey (with attic) sandstone Victorian Georgian house set in a prominent location on the higher ground of the west facing bank of the Village.</p> <p>The house has a central 5 panelled door with sidelights and transom light, flanking 12 paned double hung windows with external shutters, three dormers also with 12 paned double hung windows, a hipped roof with modern metal tiles and simple brick chimneys. There is a veranda to the southern side.</p> <p>There are several mature trees of heritage significance to the local</p>	<p>Tasmanian Heritage Register ID 654</p>		

			community.			
57	Pontville Gaol / Watch House 371 Brighton Road, Pontville	CT240037/1	<p>This is a brick single storey Federation Free Style Hall facing the Midland Highway at an oblique angle.</p> <p>The Hall has an asymmetrical façade with large porch set on squat columns, a gabled parapet to one side with an arch with variegated voussoirs, and contrasting horizontal banding.</p> <p>This site includes archaeological deposits of the former Police Office and Watch House.</p>	Tasmanian Heritage Register ID 10010		
58	Pontville Constable's Quarters 371 Brighton Road, Pontville	CT240037/1	Remains of cottage associated with the Gaol/Watch House.	Tasmanian Heritage Register ID 10278		
59	Kimberly (former Anglican Rectory) 1 Kimberley Street, Pontville	CT53014/1	<p>This is a symmetrical single storey sandstone Colonial Georgian house set in a prominent location at the northern entry to the Pontville Village.</p> <p>The house has a central panelled door with sidelights and transom light, flanking 12-paned double hung windows, a hipped roof with corrugated iron sheeting and simple brick chimneys. There is a veranda to the street. To the northern side there is a rear wing with its own roof and a separate outbuilding.</p>	Tasmanian Heritage Register ID 656		
60	Stace House (later Post Office) 379 Brighton Road, Pontville	CT30350/1 CT207513/1	This is a sandstone Colonial Georgian house with the one storey façade facing Brighton Road (formerly Midland Highway) and falling away to the rear where two stories plus loft face the River. The house has a central 6 panelled door with sidelights and transom light, flanking 12 paned double hung windows, a hipped roof with corrugated iron sheeting and simple brick	Tasmanian Heritage Register ID 657		

			<p>chimneys.</p> <p>There is an asymmetrical veranda to the façade. A facade window was modified for post office use and the modification remains intact.</p> <p>c.1910 weatherboard-clad outhouse. On the attached corner site there is a c.1910 shed with broken back roof clad in small sheets from flattened metal drums.</p> <p>Remains of 'Iron Store' on the attached corner lot facing the Midland Highway. There are some mature trees of heritage significance.</p>			
61	<p>Brooksby</p> <p>403 Brighton Road, Pontville</p>	CT33699/1	<p>This is a two storey sandstone Victorian Rustic Gothic house located opposite the St Mark's Church on Brighton Road (formerly Midland Highway.)</p> <p>The house has an L shaped plan, a single storey bay with entry door in one facet, decorative barge boards, and square headed windows divided by mullions. The windows are double hung or side casements. The roof is gabled and clad in corrugated iron, with simple chimneys.</p> <p>Stone stables where early church services were held. Brick coach-house. There are some mature trees of heritage significance.</p>	Tasmanian Heritage Register ID 659		
62	<p>St Mark's Anglican Church and Cemetery</p> <p>1 Kimberley Street, Pontville</p>	CT216117/1	<p>This is symmetrical sandstone Victorian Romanesque Church set in a prominent location at the northern entry to the Pontville Village.</p> <p>The Church is original in design and is simple and restrained. The arcaded entrance gives the impression of a much bigger Church. Historic graveyard contains several Butler family graves and Cedar of Lebanon tree.</p>	Tasmanian Heritage Register ID 658		

			<p>There is a modern outbuilding towards the rear.</p> <p>The cemetery holds many prominent locals including the Butler family. There is a separate wooden bell-tower and a fine stone front fence, both of heritage significance. The mature trees are of heritage significance including the Cedar of Lebanon.</p>			
63	<p>Jordan River Road Bridge</p> <p>Brighton Road, Pontville</p>		<p>This is a five span bridge crossing the Jordan River as part of the former Midland Highway, now known as Brighton Road.</p> <p>The bridge features the 1842-48 stone piers and abutments covered by a concrete deck and frame which replaced the original timber deck and frame.</p>	Tasmanian Heritage Register ID 653		
64	<p>Prison Commandant's Cottage</p> <p>8 Prince Street, Pontville</p>	CT24786/1 CT231744/1	<p>The house is a single storey sandstone building with central door and flanking double hung sash windows, corrugated iron roof and simple tall chimneys.</p> <p>The outbuilding, formerly Undy's one-roomed cottage has a central doorway, flanking windows, a medium pitched hipped roof, and a modern skillion attached to the northern side. Remnants of earlier cottage on one lot.</p>	Tasmanian Heritage Register ID 649		
65	<p>The Sheiling</p> <p>2 Rifle Range Road, Pontville</p>	CT13630/1	<p>This is a two storey sandstone Victorian Georgian former conjoined cottages set on Bell's Old Line of Road (later known as Tea Tree Brush Road).</p> <p>The facade has two doors at opposite ends, side casement windows, and a truncated roof with corrugated iron sheeting, two dormers and clustered stone chimneys. There is a 1970s modern wing at A remnant of 1820-24 Bell's Line of Road has survived as part of the driveway to the Sheiling. There are some mature trees</p>	Tasmanian Heritage Register ID 650		

			of heritage significance.			
66	Glen Quoin 765 Back Tea Tree Road, Tea Tree	CT127352/1	This single storey weatherboard building is in the Victorian style. The facade is asymmetrical with a projecting gable with bay window. The roof (which is bracketed) is covered with corrugated iron, and there are two brick chimneys. The projecting gable is decorated with bargeboards and finial. A veranda with bull-nosed roof shelters part of the facade. There is a modern front addition located on the east side of the house.	Tasmanian Heritage Register ID 662		
67	Rosewood 945 Back Tea Tree Road, Tea Tree	CT165234/1	This two-storey sandstone rendered house is in the Victorian style. It has an asymmetrical front with a projecting two-storey wing (with bow window). The hipped roof is covered with corrugated iron, and there are three chimneys. Part of the facade is sheltered by a two storey veranda that is decorated with cast iron brackets and panelling. The windows are mostly double hung and single paned. There are three outbuildings, two are of weatherboard construction and the other is sandstone.	Tasmanian Heritage Register ID 661		
68	Torwood 610 Middle Tea Tree Road, Tea Tree	CT103137/1 & 5	Also known as Tallwood, is a single storey brick building with a hipped roof, double hung windows, moulded architraves and quoins. There is a veranda with timber posts to three sides of the building and a weatherboard addition to the rear.	Tasmanian Heritage Register ID 663		
69	Eastwood 739 Middle Tea Tree Road, Tea Tree	CT145636/1	It is a single storey weatherboard building with a gabled roof, attic window and a veranda to three sides. There is single-storey sandstone and gable roofed dairy attached.	Tasmanian Heritage Register ID 664		
70	St. Thomas' Anglican Church and	CT37588/54	This timber framed weatherboard church (with porch) is in the Victorian Carpenter Gothic style. The steeply pitched gabled roof is covered with corrugated iron. The entrance is obtained through the porch. The windows are segmented arches. The	Tasmanian Heritage Register ID		

	Cemetery 940 Middle Tea Tree Road, Tea Tree		site includes the gravestones of early families.	665		
71	Woodlands House and Outbuildings 739 Tea Tree Road, Tea Tree	CT16324/1	Single Storey, sandstone, with three attic rooms. Constructed between 1839 and 1842 in the Georgian, English Colonial style. Two original sandstone cottages also intact.	Tasmanian Heritage Register ID 668		
72	Alma Lodge 1347 Tea Tree Road, Tea Tree	CT104688/1	It is a single storey sandstone building with a hipped roof and joined veranda. There are 12-paned windows flanking a central 4-panelled door, as well as two dormer windows in the roof.	Tasmanian Heritage Register ID 669		
73	Brighton Army Camp Hospital 23 Menin Drive, Brighton	CT169004/1	The hospital is a single storey painted timber building. It was first constructed in 1939 in response to the outbreak of WWII. It was a fundamental part of the Brighton Army Camp, which is of major significance to Tasmanian history, as both the primary army training facility 1939 – 1998 and as temporary residence for migrants and refugees from WWII and right up to the 1990s when Kosovar refugees were housed there. The Army Camp also housed Italian POWs and people who lost their homes in the 1967 bushfires. The Hospital is the last remaining building on this site that has a long and layered historic significance.			
74	Brighton Army Camp Parade Grounds 241 Brighton Road, Brighton	CT166272/1	The parade grounds represent the front section of the Brighton Army Camp, which connected it to the township of Brighton. Components of the original gate are still located in Remembrance Park at the Brighton Road frontage and the sides of the site still contain the original streets of Menin Road			

			<p>and Lille Road. The Brighton Army Camp was of major significance to Tasmanian history, as both the primary army training facility 1939 – 1998 and as temporary residence for migrants and refugees from WWII and right up to the 1990s when Kosovar refugees were housed there. The Army Camp also housed Italian POWs and people who</p> <p>lost their homes in the 1967 bushfires.</p>			
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Table E13.2 Heritage Precincts

There are no Heritage Precincts listed in this planning scheme.

Table E13.3 Cultural Landscape Precincts

Ref. No.	Name of Precinct	Statement of Historic Cultural Heritage Significance	Design Criteria / Conservation Policy	Particular Exclusions from Listing	Particular Exempt Development
1	Pontville	<p>The significance of Pontville's landscape is that it is an intact early Victorian village, built on and within the area used by the Mumuriminna Aboriginal people for thousands of years.</p> <p>The village retains layers of Colonial occupation as well as twentieth century attributes. The heritage significance occurs in the forms of individual buildings, groups of buildings, streetscape and in important views and vistas.</p> <p>The character of Pontville is created not just by its building, but also from its open spaces, historic gardens and orchards, bushland, rural surrounds and undulating topography.</p> <p>The early road system, early subdivision layout, the Colonial, Victorian and Early Twentieth Century layers of occupation and the Pioneer Memorial plantings all still form important characteristics of the cultural landscape of Pontville.</p>	<p>Development is to comply with all of the following:</p> <ul style="list-style-type: none"> (a) the orientation and setbacks of proposed buildings are consistent with traditional patterns for similar kinds of buildings in Pontville; (b) the size, shape and proportions of facades and their relationships to the street and to other boundaries are consistent with the traditional patterns established in Pontville; (c) building form harmonises with traditional buildings in Pontville, in terms of layout, proportions, symmetry and balance, number of storeys, height, roof form, roof pitch, and the size and placement of external doors and windows; (d) external materials, finishes, colours and architectural details are sympathetic to and do not detract from the established historic character of Pontville; (e) walls, fences and landscaping are sympathetic to and do not detract from the established historic character of Pontville; 		

		<p>The Pontville Cultural Landscape Precinct seeks to protect and promote all significant heritage that comprises Pontville's cultural landscape through the application of Heritage Protection Areas (HPAs), which, together with the general provisions of the Heritage Code, regulate land use and development to conserve heritage elements and the landscape character of the village.</p>	<p>(f) use or development does not compromise the integrity of Aboriginal heritage; and</p> <p>(g) use or development must comply with the Pontville Heritage Protection Areas (HPAs):</p> <ul style="list-style-type: none"> (i) HPA 1 – All development is prohibited. (ii) HPA 2 – New dwellings are prohibited. (iii) HPA 3 – Archeologically sensitive area, all development is prohibited. 		
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Table E13.4 Places of Archaeological Potential

There are no Places of Archaeological Potential listed in this planning scheme.



Figure E13.1 Pontville Heritage Protection Areas (HPAs)

Map E13 Historic Heritage

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Historic Heritage Area Overlay

E14.0 Scenic Landscapes Code

This code is not used in this planning scheme.

E15.0 Inundation Prone Areas Code

E15.1 Purpose

E15.1.1 The purpose of this provision is to:

- (a) identify areas which are at risk of periodic or permanent inundation from one or more of the following:
 - (i) riverine, watercourse and inland flooding, (where spatial information exists),
 - (ii) storm tide,

- (iii) sea level rise;
- (b) manage development in areas at risk from periodic or permanent inundation so that:
 - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
 - (ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,
 - (iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;
- (c) facilitate sustainable development of the coast in response to the impacts of climate change;
- (d) manage development on the coast so that:
 - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
 - (ii) adverse effects on the stability and functioning of the coastal environment are minimised,
 - (iii) future options for adaptation, protection, retreat or abandonment of property and infrastructure are maintained and associated future costs are minimised,
 - (iv) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;
- (e) preclude development that will affect flood flow or be affected by flood water, or change coastal dynamics in a way detrimental to development sites or other property;
- (f) provide for appropriate development dependent on a coastal location.

E15.2 Application

E15.2.1 This code applies to:

- (a) development on land in the Coastal Inundation High, Medium and Low Hazard Areas:
 - (i) where shown on the planning scheme maps as separate Coastal Inundation High, Medium and Low Hazard Area overlays,
 - (ii) where shown on the planning scheme maps as a combined Inundation Hazard Investigation Area overlay and as particularly defined and separated by reference to AHD values in Table E15.2;
- (b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Inundation High, Medium and Low Hazard Areas or the Riverine Inundation Hazard Area;
- (c) development on land subject to risk of riverine flooding of 1% AEP or more, including:
 - (i) land within the Riverine Inundation Hazard Area,

- (ii) land not within the Riverine Inundation Hazard Area but nevertheless subject to risk of flooding of 1% AEP or more;
- (d) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works).

E15.3 Definition of Terms

E15.3.1 In this code, unless the contrary intention appears:

AEP	means annual exceedance probability.
buildings and works dependent on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings, except for a caretakers dwelling associated with any of the above, are not included.
Coastal Inundation Hazard Investigation Area	means an area for which risk from inundation from storm tide and permanent inundation from sea level rise has been identified but where the high, medium and low hazard areas have not been spatially quantified due to limitations of available data.
Coastal Inundation High Hazard Area	means an area forecast to be subject to 0.2 m sea level rise from the Mean High Tide by 2050 and a rounding up to the nearest highest 0.1 m.
Coastal Inundation Low Hazard Area	means an area forecast to be subject to inundation from a 1% AEP storm tide event in 2100, the 0.3 m free board, and a rounding up to the nearest highest 0.1 m.
Coastal Inundation Medium Hazard Area	Means an area forecast to be subject to a 1% AEP storm tide event in 2050 and 0.3 m free board, and a rounding up to the nearest highest 0.1 m.
coastal protection works	means a hard structure (such as a sea wall, groyne or breakwater) or soft engineering technique (such as beach nourishment), placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.
coastal works management plan	means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines. [R1]
existing floor area	means the gross floor area as at the effective date.
flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: <ul style="list-style-type: none"> (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise;

	<p>(c) confirmation that the report has been prepared in accordance with any methodology specified by a relevant agency; and</p> <p>(d) conclusions based on consideration of the proposed use or development:</p> <p>(i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land;</p> <p>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:</p> <ol style="list-style-type: none"> the nature, intensity and duration of the use; the type, form and duration of any development; the likely change in the level of risk across the intended life of the use or development; the ability to adapt to a change in the level of risk; the ability to maintain access to utilities and services; the need for flood reduction or protection measures beyond the boundary of the site; any inundation risk management plan in place for the site and/or adjacent land; and any advice relating to the ongoing management of the use or development; and <p>(iii) any matter specifically required by Performance Criteria in this code.</p>
inundation	means permanent, periodic or anticipated flooding of land whether by sea or rainfall and includes inundation by high tide.
inundation risk management plan	<p>means a specific site plan acceptable to the planning authority that details:</p> <p>(a) the risk of inundation of the site, with respect to the proposed location and floor levels of buildings, within applicable timeframes (current, year 2050 and/or year 2100),</p> <p>(b) any inundation control measures or design features proposed to be employed to reduce risk to an acceptable level, prepared by a suitably qualified person in accordance with best practice guidelines.</p>
landfill	means fill or manipulation of the natural ground level that is greater than 0.5 m in height and 10 m ² in area but does not include fill within 3 m of the footings or foundations of a building.
Riverine Inundation Hazard Area	<p>means land determined to be at risk from riverine, watercourse or inland flooding that has a 1% AEP or more. This includes:</p> <p>(a) land within the Riverine Inundation Hazard Area on the planning scheme maps;</p> <p>(b) land not within the Riverine Inundation Hazard Area on the planning scheme maps but nevertheless subject to risk of flooding of 1% AEP or more;</p>
relevant agency	means as defined in the former provisions of the Act. [R2]

tolerable risk	<p>means the lowest level of likely risk from the relevant hazard:</p> <ul style="list-style-type: none"> (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: <ul style="list-style-type: none"> (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.
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Footnotes

[R1] The *Tasmanian Coastal Works Manual* by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guideline.

[R2] The former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

E15.4 Development Exempt from this Code

E15.4.1 The following development is exempt from this code [R1] :

- (a) coastal protection works undertaken by, or on behalf of, an agency or council that have been designed by a suitably qualified person;

Footnotes

[R1] Emergency works are not regulated by planning schemes pursuant to S.40 of the *Emergency Management Act 2006*.

E15.5 Application Requirements

E15.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving landfill to provide an assessment by a suitably qualified person, accompanied by any necessary engineering detail, outlining the following:

- (a) existing overland flow paths associated with rainfall events and coastal processes affecting the subject land,
- (b) how existing flow paths enter onto the subject land from adjoining land and how the flow paths exit onto adjoining land,
- (c) how any modifications to flow paths proposed on the land impact on the flow paths relied on by nearby and adjoining land,
- (d) how any proposed infrastructure and techniques will ensure the net discharge of stormwater does not exceed pre-development levels and water quality characteristics of receiving waters are maintained or improved;
- (e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium and Low Hazard Areas pursuant to the AHD levels provided in Table E15.1, if the proposed development site is within the Coastal Inundation Hazard Investigation Area overlay shown on the planning scheme maps.

E15.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) an inundation risk management plan,
- (b) a site analysis plan identifying any natural or constructed features that influence overland flow paths prior to and after inundation events,
- (c) a coastal works management plan,
- (d) evidence that proposed building or works will be designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by riverine, watercourse or inland flooding, or a storm surge event,
- (e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium or Low Hazard Area, as relevant, pursuant to the AHD levels provided in Table E15.1, if uncertainty exists as to the relative location of the development site,
- (f) any of the information listed in E15.5.1, above.

Regional Explanatory Note

The Inundation Hazard Investigation Area has not yet been mapped.

It will cover stretches of the coast not covered by the mapped Coastal Inundation High, Medium and Low Hazard Areas.

This mapping will be completed prior to this planning scheme coming into effect and an overlay will be included in the final maps accordingly. An approximate guide as to where the Coastal Inundation Hazard Investigation Area will occur is:

any land on or near the coast below the AHD levels provided in Table E15.1.

E15.6 Use Standards

Objective:	
To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to inundation risk.	
Acceptable Solutions	Performance Criteria
A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: <ul style="list-style-type: none"> (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding. 	P1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must satisfy all of the following: <ul style="list-style-type: none"> (a) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (b) need for future remediation works is minimised; (c) access to the site must not be lost or substantially compromised by expected future sea level rise either on or off-site; (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.

E15.7 Development Standards for Buildings and Works

E15.7.1 Coastal Inundation High Hazard Areas

Objective:	
To ensure that high risk from coastal inundation is appropriately managed and takes into account the use of buildings.	
Acceptable Solutions	Performance Criteria
A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.	P1 For a habitable building, including extensions to existing habitable buildings, there are no Performance Criteria except if it is development dependent on a coastal location. R1
A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.	P2 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia must satisfy all of the following: <ul style="list-style-type: none">(a) if an outbuilding, be a component of an existing dwelling;(b) risk to users of the site, adjoining or nearby land is acceptable;(c) risk to adjoining or nearby property or public infrastructure is acceptable;(d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;(e) need for future remediation works is minimised;(f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works. except if it is development dependent on a coastal location R1.

E15.7.1.R1 Refer E15.7.6

E15.7.2 Coastal Inundation Medium Hazard Areas

Objective:	
To ensure that medium risk from coastal inundation is appropriately managed and takes into account the use of buildings.	
Acceptable Solutions	Performance Criteria
A1 For a new habitable building there is no	P1 A new habitable building must satisfy all of the

<p>Acceptable Solution.</p>	<p>following:</p> <ul style="list-style-type: none"> (a) floor level of habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must be no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) risk to users of the site, adjoining or nearby land is acceptable; (c) risk to adjoining or nearby property or public infrastructure is acceptable; (d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (e) need for future remediation works is minimised; (f) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; (g) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works; <p>except if it is development dependent on a coastal locationR1.</p>
<p>A2</p> <p>Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following:</p> <ul style="list-style-type: none"> (a) new habitable rooms must comply with both of the following: <ul style="list-style-type: none"> (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m² from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor. 	<p>P2</p> <p>An extension to an existing habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) new habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must satisfy one of the following: <ul style="list-style-type: none"> (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (ii) floor level no lower than the existing floor level and a floor area of the extension no more than 40 m² as at the date of commencement of this planning scheme; (b) risk to users of the site, adjoining or nearby land is not increased;

	<p>(c) risk to adjoining or nearby property or public infrastructure is not increased;</p> <p>(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</p> <p>except if it is development dependent on a coastal locationR1.</p>
<p>A3</p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m².</p>	<p>P3</p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:</p> <p>(a) risk to users of the site, adjoining or nearby land is acceptable;</p> <p>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</p> <p>(c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works,</p> <p>except if it is development dependent on a coastal locationR1.</p>

E15.7.2.R1 Refer E15.7.6

E15.7.3 Coastal Inundation Low Hazard Areas

Objective:	
To ensure that low risk from coastal inundation is appropriately managed and takes into account the use of the buildings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A new habitable building must comply with the following:</p> <p>(a) floor level no lower than the the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p>	<p>P1</p> <p>A new habitable building must satisfy all of the following:</p> <p>(a) risk to users of the site, adjoining or nearby land is acceptable;</p> <p>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</p> <p>(c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design</p>

	<p>methods;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site;</p> <p>(f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</p>
<p>A2</p> <p>An extension to a habitable building must comply with either of the following:</p> <p>(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> <p>(b) floor area is no more than 60 m².</p>	<p>P2</p> <p>An extension to a habitable building must satisfy all of the following:</p> <p>(a) floor level is no lower than existing floor level;</p> <p>(b) risk to users of the site, adjoining or nearby land is not increased;</p> <p>(c) risk to adjoining or nearby property or public infrastructure is not increased.</p>
<p>A3</p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m².</p>	<p>P3</p> <p>A non-habitable building must satisfy all of the following:</p> <p>(a) risk to users of the site, adjoining or nearby land is acceptable;</p> <p>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</p> <p>(c) need for future remediation works is minimised;</p> <p>(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works;</p> <p>except if it is a building dependent on a coastal locationR1.</p>

E15.7.3.R1 Refer E15.7.6

E15.7.4 Riverine Inundation Hazard Areas

Objective:	
To ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm</p>	<p>P1</p> <p>A new habitable building must have a floor level</p>

event plus 300 mm.	<p>that satisfies all of the following:</p> <ul style="list-style-type: none"> (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods; (d) need for future remediation works is minimised; (e) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works.
<p>A2</p> <p>An extension to an existing habitable building must comply with one of the following:</p> <ul style="list-style-type: none"> (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr <u>A RI</u>) storm event plus 300 mm; (b) floor area of the extension no more than 60 m² as at the date of commencement of this planning scheme. 	<p>P2</p> <p>An extension to an existing habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) floor level to be no lower than existing floor level; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased.
<p>A3</p> <p>The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m².</p>	<p>P3</p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) need for future remediation works is minimised; (d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;

E15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas

Objective:	
<p>(a) To ensure that landfill and mitigation works do no unreasonably increase the risk from riverine, watercourse and inland flooding, and risk from coastal inundation.</p> <p>(b) To ensure that the risk to waste water management from riverine, watercourse and inland flooding, and risk from coastal inundation is appropriately managed.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.</p>	<p>P1</p> <p>Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) no adverse affect on flood flow over other property through displacement of overland flows; (b) the rate of stormwater discharge from the property must not increase; (c) stormwater quality must not be reduced from pre-development levels.
<p>A2</p> <p>No acceptable solution.</p>	<p>P2</p> <p>Mitigation measures, if required, must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise; (b) not have a significant effect on flood flow.
<p>A3</p> <p>A land application area for onsite wastewater management must comply with all of the following:</p> <ul style="list-style-type: none"> (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m. 	<p>P3</p> <p>A land application area for onsite wastewater management must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must satisfy all of the following: <ul style="list-style-type: none"> (i) be no less than 15 m, (ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system, (iii) the average gradient is no more than 16 degrees; (b) vertical separation distance from the water table must satisfy all of the following: <ul style="list-style-type: none"> (i) be no less than 0.6 m, (whether 'in

	<p>ground' or by use of a raised bed),</p> <p>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system.</p>
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E15.7.6 Development Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk from inundation, taking into account the nature of the development.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p>	<p>P1</p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events; (e) risk from inundation is acceptable, taking into account the nature of the development and its users.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be necessary to establish a new or expanded use or development or continue an existing use or development (b) potential for foreshore erosion or seabed instability is minimised; (c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects, (d) limited and acceptable impact on aquatic flora, fauna and habitat;

	<ul style="list-style-type: none"> (e) risk of re-suspension of potentially contaminated material is minimised; (f) extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination;
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	P3 Coastal protection works initiated by the private sector must satisfy all of the following: <ul style="list-style-type: none"> (a) be designed by a suitably qualified person; (b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area; (c) cause no adverse effects on other parts of the coast, including increased risk of erosion; (d) minimise the potential for erosion as far as practicable; (e) not unduly reduce existing visual amenity; (f) provide habitat for flora and fauna as appropriate.

E15.8 Development Standards for Subdivision

E15.8.1 Medium and High Inundation Hazard Areas

Objective:	
To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from inundation in the high or medium inundation hazard areas.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision of a lot, all or part of which is within a Medium or High Inundation Hazard Area must be for the purpose of one or more of the following: <ul style="list-style-type: none"> (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the hazard area, with the exception of stormwater.
A2	P2

Subdivision is not prohibited by the relevant zone standards.	No performance criteria.
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E15.8.2 Subdivision Dependent on a Coastal Location

Objective:	
To provide for subdivision of development dependent on a coastal location.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Subdivision of land must be for the purposes of creation of a lot for buildings or works dependent on a coastal location and must not be prohibited by the relevant zone standards.

E15.8.3 Subdivision within a Riverine Inundation Hazard Area

Objective:	
That subdivision within a Riverine Inundation Hazard Area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a Riverine Inundation Hazard Area must: <ul style="list-style-type: none"> (a) be able to contain a building area, vehicular access and services, that are wholly located outside a Riverine Inundation Hazard Area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a relevant agency; or (d) be required for the provision of Utilities. 	P1 Each lot, or a lot proposed in a plan of subdivision, within a riverine inundation hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: <ul style="list-style-type: none"> (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the riverine inundation hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.

Table E15.1 Coastal Inundation High, Medium & Low Hazard Areas - Minimum Levels

				Modelled Inundation Scenarios			
				Hazard Areas			
			Building Control	High	Medium		Low
LGA and Suburb	Postcode	Base_Ht	HAT*	TR_20SLR	AEP1pct_2050	TR_80SLR	AEP1pct_2100
Description		RU	RU	RU	RU and 300mm FB	RU	RU and 300mm FB
		0.6	0.8	0.8	1.9	1.4	2.5
Boyer	7140	0.6		0.8	1.9	1.4	2.5
Bridgewater	7030	0.6	0.8	0.8	1.9	1.4	2.5
Dromedary	7030	0.6		0.8	1.9	1.4	2.5
Gagebrook	7030	0.6	0.8	0.8	1.9	1.4	2.5
Herdsmans Cove	7030	0.6	0.8	0.8	1.9	1.4	2.5
Honeywood	7017	0.6		0.8	1.9	1.4	2.5
Old Beach	7017	0.6	0.8	0.8	1.9	1.4	2.5
Otago	7017	0.6	0.8	0.8	1.9	1.4	2.5

Notes and Modelled Scenarios	
RU	Rounded Up
FB	Freeboard
HAT	Highest Astronomical Tide
	(the highest tide that might be expected under normal conditions. HAT Data is missing for some suburbs)
	HAT values for rivers and estuary regions should not be relied upon (as these have been interpolated)
	* HAT data has not been included for inland areas as it could be misleading.
TR_20SLR	Sea Level Rise by 20cm above 2010 base levels
TR_80SLR	Sea Level Rise by 80cm above 2010 base levels

AEP1pct_2050	Modelled 1% Annual Exceedence Probability for the year 2050
AEP1pct_2050	Modelled 1% Annual Exceedence Probability for the year 2100
	The results include the effects of tides, storm surges, and SLR only. They do not account for other factors such as wave sets and run up. To account for this, 300mm FB has been added to the data.

Map E15.1 Coastal Inundation Hazard Area

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Coastal Inundation Hazard Overlay

Map E15.2 Riverine Inundation Hazard Area

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Bushfire-Prone Areas & Riverine Inundation Hazard Areas Overlays

E16.0 Coastal Erosion Hazard Code

E16.1 Purpose

E16.1.1 The purpose of this provision is to:

- (a) facilitate sustainable development of those parts of the coast vulnerable to coastal erosion hazard and/or anticipated to be vulnerable to coastal erosion hazard due to climate change;
- (b) identify coastal areas which are vulnerable to both current and anticipated coastal erosion hazard due to climate change;
- (c) provide for development responses that appropriately respond to coastal erosion hazard;
- (d) preclude development that will adversely impact coastal dynamics in a way detrimental to the development site and other property;
- (e) manage development in coastal in areas vulnerable to erosion, recession or wave run-up so that:
 - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
 - (ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,
 - (iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems that assist in mitigating erosion risk;
- (f) provide for appropriate development dependent on a coastal location.

E16.2 Application

E16.2.1 This code applies to:

- (a) development on land in the Coastal Erosion Hazard Area shown on the planning scheme maps;
- (b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Erosion Hazard Area shown on the planning scheme maps;
- (c) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works) on land in the Coastal Erosion Hazard Area.

E16.3 Definition of Terms

E16.3.1 In this code, unless the contrary intention appears:

buildings and works dependent on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings are not included.
Coastal Erosion Hazard Area	means an area vulnerable to coastal erosion hazard as defined on the planning scheme maps.
coastal erosion hazard	means land vulnerable to one or more of the following: <ul style="list-style-type: none">(a) erosion;(b) recession;(c) wave run-up.
coastal protection structure	means a hard structure (such as a sea wall, groyne or breakwater) placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.
coastal vulnerability report	means a report prepared by a suitably qualified person in accordance with joint Australian/New Zealand Standard AS/NZS 4360:1999 Risk Management.
coastal works management plan	means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines.R1
erosion risk management plan	means a plan endorsed by the planning authority and developed by a suitably qualified person covering an area encompassing the subject site and designed to substantially reduce the exposure of the site and its surrounds to erosion risk.
existing floor area	means the gross floor area as at the effective date.

E16.3.R1 The *Tasmanian Coastal Works Manual* by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guidelines.

E16.4 Use and Development exempt from this Code

E16.4.1 The following development is exempt from this code:R1

- (a) coastal protection works undertaken by, or on behalf of, a public authority and have been designed by a suitably qualified person;
- (b) change of use, other than a new use necessitating changing a non-habitable building to a habitable building.

E16.4.R1 Emergency works are not regulated by planning schemes pursuant to S.40 of the *Emergency Management Act 2006*.

E16.5 Application Requirements

E16.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving construction of a coastal protection structure to provide an assessment by a suitably qualified and experienced person accompanied by any necessary engineering detail demonstrating the following:

- (a) the development is an appropriate mitigation response based on its location and exposure to the hazard;
- (b) the development will not increase the level of risk of the hazard for adjoining or nearby properties or public infrastructure;
- (c) the need for future remediation works is minimised;
- (d) important natural features are adequately protected;
- (e) health and safety of people is not placed at risk.
- (f) any impact the development will have on public access to the coast, where it is currently available

E16.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a coastal vulnerability report;
- (b) a site analysis plan identifying any natural or constructed features that could influence, or be influenced by, coastal processes prior to and after erosion events;
- (c) a coastal works management plan;
- (d) an erosion risk management plan;
- (e) evidence that proposal is either appropriately located and/or any building or works will be designed and constructed to withstand coastal forces from wave run-up and/or erosion events;
- (f) any of the information listed in E16.5.1, above.

E16.6 Use Standards

Objective:	
To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to erosion risk.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Change of use of a non habitable building to a use involving habitable rooms must satisfy all of the following: <ul style="list-style-type: none"> (a) the use must not increase the risk to users of the site; (b) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (c) need for future remediation works is minimised; (d) access to the site must not be lost or substantially compromised by increased future erosion expected to result from future sea level rise, either on or off-site; (e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.

E16.7 Development Standards

E16.7.1 Buildings & Works

Objective:	
To ensure that development in Coastal Erosion Hazard Areas is fit for purpose and appropriately managed based on the level of exposure to the hazard.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Buildings and works must satisfy all of the following: <ul style="list-style-type: none"> (a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure; (b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or

	<p>works;</p> <p>(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) health and safety of people is not placed at risk;</p> <p>(f) important natural features are adequately protected;</p> <p>(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;</p> <p>(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;</p> <p>(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;</p> <p>(j) not be located on an actively mobile landform.</p>
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E16.7.2 Development Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk of erosion, taking into account the nature of the development..	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p>	<p>P1</p> <p>Buildings and works must satisfy all of the following:</p> <p>(a) need for a coastal location is demonstrated;</p> <p>(b) new facilities are grouped with existing facilities, where reasonably practical;</p> <p>(c) native vegetation is retained, replaced or re-established so that overall impact on erosion potential resulting from removal of native vegetation is negligible;</p> <p>(d) potential for erosion is minimised generally;</p>

	<ul style="list-style-type: none"> (e) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (f) impacts on coastal processes, including sand movement and wave action, are minimised and any potential impacts on erosion potential are mitigated so that there are no unreasonable adverse long-term effects; (g) not be located on an actively mobile landform.
A2 No Acceptable Solution.	P2 Dredging or reclamation must satisfy all of the following: <ul style="list-style-type: none"> (a) be necessary to establish a new or expanded use or development or continue an existing use or development (b) potential for foreshore erosion or seabed instability is minimised; (c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long- term effects.
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	P3 Coastal protection works initiated by the private sector must satisfy all of the following: <ul style="list-style-type: none"> (a) be designed by a suitably qualified person; (b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area; (c) cause no adverse effects on other parts of the coast, including increased risk of erosion; (d) minimise the potential for erosion as far as practicable.

E16.8 Subdivision Standards

E16.8.1 Subdivision in Coastal Erosion Hazard Areas

Objective:	
To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from erosion, recession or wave run up.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision of a lot, all or part of which is within an Coastal Erosion Hazard Area must be for the purpose of one or more of the following: <ul style="list-style-type: none">(a) separation of existing dwellings;(b) creation of a lot for the purposes of public open space, public reserve or utilities;(c) creation of a lot in which the building area, access and services are outside the Coastal Erosion Hazard Area.
A2 No Acceptable Solution.	P2 Subdivision must satisfy all of the following: <ul style="list-style-type: none">(a) not increase risk to adjoining or nearby property;(b) any increased reliance on public infrastructure must not result in a unacceptable level of risk;(c) need for future remediation works is minimised;(d) access to the lot will not be lost or substantially compromised by coastal hazards on or off-site;(e) no building area is located within the Coastal Erosion Hazard Area;(f) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;(g) not be prohibited by the relevant zone standards.

E16.8.2 Subdivision Dependant on a Coastal Location

Objective:	
To provide for subdivision of development dependent on a coastal location.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision of land associated with activities dependent on a coastal location must be for the purposes of one or more of the following: (a) creation of a lot for marine farming shore facilities; (b) creation of a lot for tourism or recreation purposes where the subdivision accompanies a development application or relates to a previously approved development.
A2 No acceptable solution.	P2 Subdivision must not be prohibited by the relevant zone standards.

Map E16 Coastal Erosion Hazard Area

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Coastal Erosion Hazard

E17.0 Signs Code

E17.1 Purpose

E17.1.1 The purpose of this provision is to:

- (a) provide opportunities for commercial advertising essential to support and encourage business activity;
- (b) promote the use of well designed signs that complement and enhance the streetscape and do not exacerbate visual clutter or adversely impact on residential amenity;
- (c) promote signs which assist with way-finding and pedestrian usability as part of a coordinated interpretative and directional signage framework;
- (d) ensure that signs do not adversely impact on the cultural heritage values of places of cultural significance.

E17.2 Application

E17.2.1 This code applies to:

- (a) the construction, putting up for display or erection as development; and
- (b) the continuous display as use; of all signs.

E17.3 Definition of Terms

E17.3.1 Each sign must be categorised into one of the definitions listed and described below. If a sign fits a definition of more than one defined sign, the most specific defined sign applies. If a sign does not readily fit any defined sign, it must be categorised as the most similar defined sign.

E17.3.2 In this code, unless the contrary intention appears:

Above Awning Sign	means a sign attached to and supported above an awning.
Arcade Sign	means a sign suspended from or attached to the ceiling of an internal public pedestrian area.
Area	<p>means, for a sign, the entire area within a regular, geometric form or combination of regular, geometric forms comprising all the display area of the sign and including all of the elements of the matter displayed. In the case of those messages composed of individual letters using the wall or window as background the area shall be calculated by measuring the perimeter enclosing the letters and the encompassed area shall be considered the total sign area.</p> <p>Structural members not being advertising matter shall not be included in computation of surface area.</p>
Awning Fascia Sign	means a sign on the fascia or return ends of cantilever or suspended awnings.
Banner Sign	means a sign constructed of lightweight non-rigid material, such as cloth, canvas or similar fabric, attached to the wall of a building or other existing structure including light poles.
Below Awning Sign	means a sign attached to and supported below an awning.
Building Site Sign	means a temporary sign indicating that construction works are occurring on a property.
Bunting	means a string of small flags, or streamers strung in a line from or otherwise attached to a building or other structure.
Business Directory	means a sign for a building in multiple tenancies, which identifies the name of businesses and their location within the same building and does not contain any product or other advertising.
Cabinet Sign	means a cabinet with a transparent face attached to the wall of a building or structure for the display of information within, for example menus outside a restaurant.
Election Sign	means an election poster that advertises candidates or parties running in a Federal, State or Local Government election.
Flag Sign	means a sign constructed of lightweight, non-rigid material attached by one edge to a pole or rope.
Fuel Price Sign	means a sign indicating the current price of fuels available on the site of a service station.
Ground Based Sign	means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its

	access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.
Ground Based Panel Sign	means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises and be seen from a distance. Does not include a pole or pylon sign or ground based sign.
Horizontal Projecting Wall Sign	means a sign projecting from the wall of a building having a horizontal dimension greater than its vertical dimension.
Inflatable Sign	means a sign made of flexible material or fabric that is made to take on a three-dimensional shape when filled with a sufficient volume of air or gas.
Internal Sign	means a sign within a building intended to be seen from outside the building.
Interpretive Sign	means a sign providing information for the public, such as plans, historic information, location of services, features and businesses, and includes artworks that convey meaning. This type of sign can be private (i.e. placed by and for the benefit of a private business) or public (i.e. placed by an agency in the public interest).
Name Plate	means a single sign identifying one of the occupants of a property used for professional rooms, attached flush to the wall of the building.
Newspaper Day Bill Sign	means a sign placed outside a business selling newspapers, which contains news headlines.
Open/Closed Signs (external)	means an external open/closed signs including any extending out from a building's surface.
Pole/pylon sign	means a sign erected on a pole, poles or pylon independent of any building, provided it is not designed or used as a poster panel (billboard).
Portable Sign	means a sign not on a public reservation and not permanently attached to the ground or to a building or other structure (N.B. Portable Signs on a public reservation are controlled by licence under the Council's By-Laws).
Poster Panel (Billboard)	means a structure either freestanding or attached to a building designed to accommodate standard Poster Panels, the message of which may be changeable and variable.
Real Estate Sign	means a temporary sign erected for the purposes of selling/leasing of real estate for the duration of the period the real estate is on the market.
Reserve Sign	means a sign erected on a public reserve by a public authority for the information, guidance or safety of the public.
Roof Sign	means a sign erected on the roof or parapet of a building with the highest point of its base not exceeding a vertical distance of 300mm above the roof or parapet.
Screen Sign	means messages or product logos or other graphics printed or displayed on screens used in association with outdoor dining.
Sky Sign	means a sign erected on the roof or parapet of a building where the highest point of its base exceeds a vertical distance of 300mm above the roof or parapet.
Statutory Sign	means a sign required or specified by statute; and a sign relating to safety or guidance of pedestrians, traffic and shipping; including but not limited to a hazard sign, a Hazchem sign; a traffic control sign; a maritime purposes sign;

	international/national signposting conventions for service provisions and toilets.
Street Number	means a sign indicating the street number of a property.
Sun Blind Sign	means a sign incorporated into the fabric or structure of a sun blind or canopy situated over a door or window
Temporary Sign	means a sign of a temporary nature which advertises a community event of a religious, educational, cultural, political, social or recreational character.
Tourism Information Sign	means a sign compliant with the Tasmanian Roadside Signs Manual and approved by the road authority.
Transom Sign	means a sign attached to the transom of a doorway or display window of a building.
Umbrella Sign	means messages, product or propriety logos, or other graphics printed or displayed on umbrellas used in association with outdoor dining.
Vertical Projecting Wall Sign	means a sign projecting from the wall of a building with a vertical dimension greater than or equal to its horizontal dimension.
Wall Mural	means a graphical or pictorial painted design on a wall which contains a defined advertising message.
Wall Sign	means a sign painted on or attached parallel to the wall of a building or fence surrounding a building.
Window Sign	means a sign on the glass surface of a window or located less than 150mm behind a surface.

E17.4 Use or Development Exempt from this Code

- E17.4.1 The signs listed in Table E.17.1 are exempt from requiring a permit under this planning scheme provided that all of the following apply:
- (a) historic building fabric is not damaged by the drilling of holes into stone, brick or wood and all fittings are fixed using non corrosive fittings, and in the case of masonry buildings, inserted into mortar joints;
 - (b) the standards in Table E.17.2 and the Acceptable Solutions in Clauses E.17.6.1 and E.17.7.1 are complied with;
 - (c) the sign is on, or affixed to, the land to which it relates.
- E17.4.2 Signs within a building or site that cannot be seen from outside of the building or site are exempt from requiring a permit under this planning scheme.
- E17.4.3 Changes to the graphics of a legally existing sign, including text, graphic design and colour is exempt from requiring a permit under this planning scheme.

E17.5 Application Requirements

- E17.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a heritage impact statement from a suitably qualified person setting out the effect of a proposed sign on the cultural heritage significance of a Heritage Place, Heritage Precinct or Cultural Landscape Precinct.

E17.6 Use Standards

E17.6.1 Use of Signs

Objective:	
To ensure that the use of signs complements or enhances the built or natural environment in which they are located.	
Acceptable Solutions	Performance Criteria
A1 A sign must be a permitted sign in Table E.17.3.	P1 A sign must be a discretionary sign in Table E.17.3.
A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	P2 No performance criteria.
A3 A sign must not contain flashing lights, moving parts or moving or changing messages or graphics, except if a Statutory Sign	P3 A sign contain flashing lights, moving parts or moving or changing messages or graphics must not have an unreasonable impact upon the residential amenity of a residential use caused by light shining into windows of habitable rooms, movement or visual intrusion or cause undue distraction to drivers of motor vehicles.
A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign	P4 An illuminated sign within 30 metres of a residential use must not have an unreasonable impact upon the residential amenity of that use caused by light shining into windows of habitable rooms.

E17.7 Development Standards

E17.7.1 Standards for Signs

Objective:	
To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.	
Acceptable Solutions	Performance Criteria
A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	P1 A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following: (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without

	<p>dominating the building or streetscape;</p> <p>(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</p> <p>(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;</p> <p>(d) not result in loss of amenity to neighbouring properties;</p> <p>(e) not involve the repetition of messages or information on the same street frontage;</p> <p>(f) not contribute to or exacerbate visual clutter;</p> <p>(g) not cause a safety hazard.</p>
<p>A2</p> <p>The number of signs per business per street frontage must comply with all of the following:</p> <p>(a) maximum of 1 of each sign type;</p> <p>(b) maximum of 1 window sign per window;</p> <p>(c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3;</p> <p>(d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6.</p> <p>except for the following sign types, for which there is no limit;</p> <p>(i) Building Site,</p> <p>(ii) Name Plate,</p> <p>(iii) Newspaper Day Bill,</p> <p>(iv) Open/Closed,</p> <p>(v) Real Estate,</p> <p>(vi) Street Number,</p> <p>(vii) Temporary Sign.</p>	<p>P2</p> <p>The number of signs per business per street frontage must:</p> <p>(a) minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;</p> <p>(b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;</p> <p>(c) not involve the repetition of messages or information.</p>
<p>A3</p> <p>Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.</p>	<p>P3</p> <p>No performance criteria.</p>
<p>A4</p> <p>Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour,</p>	<p>P4</p> <p>No performance criteria.</p>

letter size or lighting.	
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E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts

Objective:	
To ensure the size, design and siting of signs complements and does not impact on the cultural heritage significance of places or precincts listed in the Historic Heritage Code. R1	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following: <ul style="list-style-type: none"> (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct; (b) be placed so as to allow the architectural details of the building to remain prominent; (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct; (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible; (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values; (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints; (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building; (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character; (i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.

E17.7.2.R1 Refer to the Tasmanian Heritage Council Practice Note No. 6 for good practice guidelines for signs on heritage buildings.

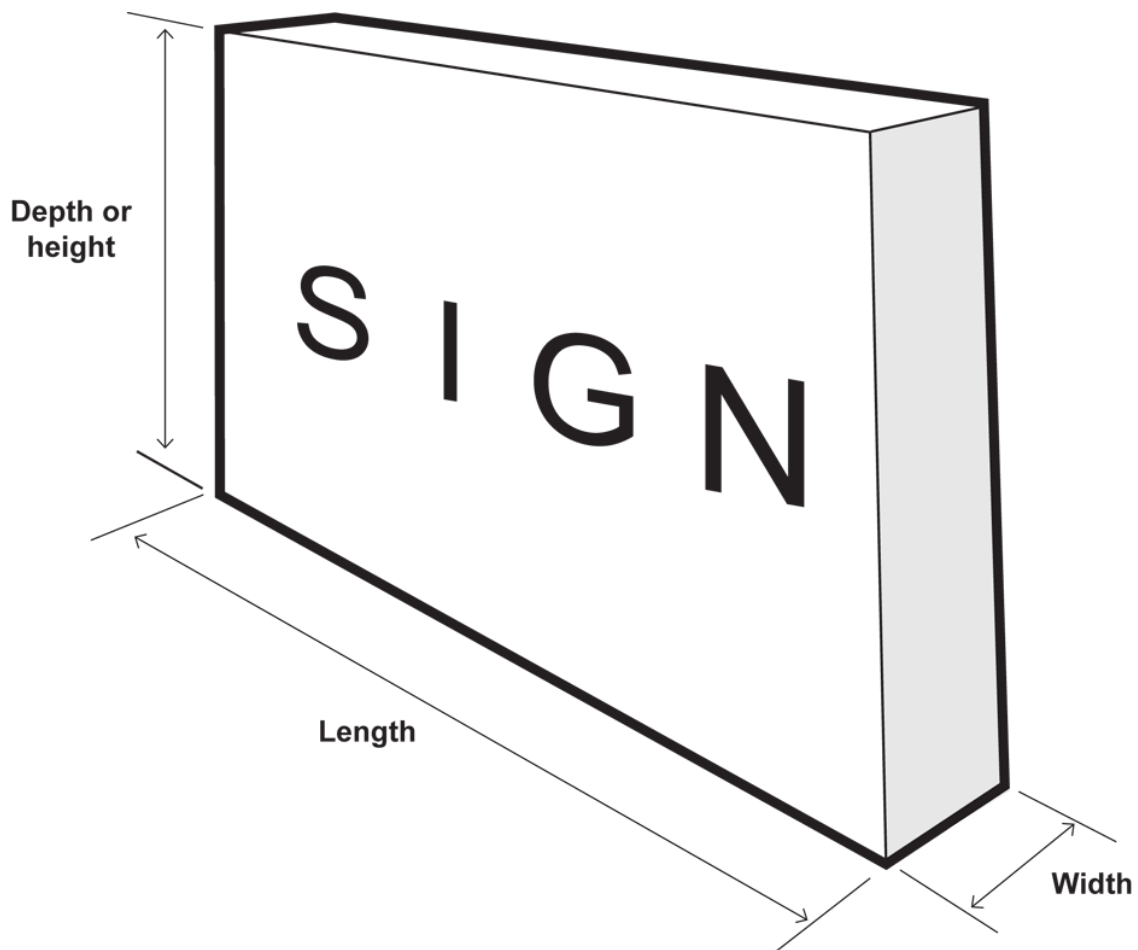
Table E17.1 Exempt Signs

Sign Type	Qualification
Above Awning Sign	(a) No more than 1 Above Awning Sign per business. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct. (c) Must be in the Central Business Zone or Business Zone.
Awning Fascia Sign	(a) Must not be illuminated. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Below Awning Sign	(a) No more than 1 Below Awning Sign per business. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct. (c) No more than 2 faces
Building Site Sign	
Bunting	(a) No more than 1 row per site not longer than the width of the street frontage. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Business Directory	Must not be placed on the exterior of a building unless within a recessed entrance or doorway 90 degrees to the property boundary and must not project beyond the face of the building.
Election Sign	
Flags	Must show only the national symbol of any country, state, territory, ethnic group, the standard of a representative of a royal family or visiting dignitaries or an international institution (e.g. United Nations, Red Cross).
Fuel Price Sign	The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Horizontal Projecting Wall Sign	(a) No more than 1 Horizontal Projecting Wall Sign per business. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Internal Sign	(a) Must be associated with the display and sale of goods and/or services provided on site. (b) Must not be a business identification sign, which is internally illuminated.
Interpretive Sign	Must be erected by a public authority
Name Plate	Must be attached flush to a wall.
Newspaper	

Day Bill Sign	
Open/Closed Sign	
Portable Sign	Must not be illuminated.
Real Estate Sign	
Reserve Sign	
Screen Sign	Must be on a screen used in association with outdoor dining which has an occupation license under any relevant Council By-Law.
Statutory Sign	
Street Number	Area no more than 0.5m ²
Temporary Sign	
Tourism Information Sign	
Transom Sign	<ul style="list-style-type: none"> (a) Must not be illuminated. (b) No more than 1 Transom Sign per business. (c) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Umbrella Sign	Must be on an umbrella used in association with outdoor dining which has an occupation license under any relevant Council By-Law.
Wall Mural	<ul style="list-style-type: none"> (a) Must be on a public building or structure. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct
Wall Sign	<ul style="list-style-type: none"> (a) No more than 1 Wall Sign per building. (b) Must not be illuminated. (c) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.
Window Sign	<ul style="list-style-type: none"> (a) No more than 2 Window Signs per building. (b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.

Table E17.2 Sign Standards

The dimensions indicated on the diagram below are those applicable where referred to in this table:



Sign Type	Sign Standards
Above Awning Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser.
Arcade Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Clearance from ground no less than 2400mm.
Awning Fascia Sign	(a) Projects no more than 40mm in profile from the surface to which they are attached and are no less than 300mm from the kerb alignment; (b) Does not extend above, below or beyond the awning; (c) Height of lettering or other graphics is no more than 450mm.
Below Awning Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser; (d) Clearance from ground no less than 2400mm.
Banner Sign	(a) Vertical dimension no more than 1000mm;

	(b) Horizontal dimension no more than 6000mm.
Bunting	Depth of flag no more than 450mm.
Building Site Sign	Displayed for the period of construction works only.
Business Directory	(a) No more than 1 sign per building; (b) Vertical dimension no more than 2000mm; (c) Horizontal dimension no more than 600mm.
Cabinet Sign	(a) Projection from face of wall no more than 40mm; (b) Area of face no more than 2m ² ; (c) Must not extend vertically or horizontally beyond the wall to which it is attached.
Election Sign	(a) Area of face no more than 1m ² ; (b) Displayed only between the issuing of a writ for an election and 7 days after the election; (c) Does not encroach on any road or other public reservation.
Flag	(a) Dimensions no more than 2000mm x 1000mm; (b) Does not display products or proprietary items; (c) No fluorescent or iridescent colours.
Fuel Price Sign	(a) No more than 2 signs per site; (b) Area of each face no more than 2m ² ; (c) Does not encroach on any road or other public reservation.
Ground Base Sign	(a) Height above the ground no more than 2400mm; (b) Area of each face is no more than 2.5m ² ; (c) Does not encroach on any road or other public reservation.
Ground Base Panel Sign	(a) Height above the ground no more than 5000mm; (b) Width no more than 1500mm; (c) Does not encroach on any road or other public reservation.
Horizontal Projecting Wall Sign	(a) Depth no more than 500mm; (b) Width no more than 300mm; (c) Length no more than 2700mm; (d) Clearance from ground no less than 2400mm; (e) Height to the highest point of the sign above ground no more than 3000mm; (f) Encroachment within kerb alignment no more than 400mm.
Internal Sign	Coverage of the window area no more than 10%.
Interpretive Sign	(No Standards)

Name Plate	<ul style="list-style-type: none"> (a) Horizontal dimension no more than 600mm; (b) Vertical dimension no more than 400mm; (c) Made of brass or similar traditional finish; (d) Total area of names plates no more than 0.5m².
Newspaper Day Bill Sign	<ul style="list-style-type: none"> (a) No more than 2 signs per site; (b) Area of each face no more than 0.6m².
Open/closed Sign	Area no more than 0.1m ²
Portable	<ul style="list-style-type: none"> (a) No more than 2 faces; (b) Area of each face no more than 0.6m²; (c) No more than 1 sign per business.
Pole or Pylon Sign	<ul style="list-style-type: none"> (a) Height to the highest point of the sign above ground no more than 5000mm; (b) Clearance from ground to sign no less than 2400mm; (c) Projects no more than 1200mm beyond the boundary with the footpath or road reservation. (d) Area of each face no more than 2m².
Poster Panel (Billboard)	<ul style="list-style-type: none"> (a) Length no more than 6000mm; (b) Depth no more than 3000mm; (c) Does not extend vertically or horizontally from the surface to which it is attached.
Real Estate Sign	<ul style="list-style-type: none"> (a) Area of face no more than 2m²; (b) Displayed only for the duration of the sale or letting of a property on the market; (c) Not separately affixed by bolt, nail or screw to masonry, brickwork or other face building material.
Reserve Sign	(No standards)
Roof Sign	<ul style="list-style-type: none"> (a) Distance between top of sign and roof or parapet no more than 750mm; (b) Depth no more than 750mm; (c) Length no more than 4500mm; (d) Building height no more than 7500mm; (e) Message on no more than two faces.
Screen Sign	(a) No more than 10% of the surface area of each side of the screen; Must be business name only and not contain product content.
Sky Sign	<ul style="list-style-type: none"> (a) Distance between the top of the sign and roof or parapet no more than 2300mm; (b) Depth no more than 2000mm; (c) Length no more than 4500mm;

	(d) Not on a building with a height more than 7.5 metres.
Statutory sign	(No standards)
Street number	Area no more than 0.5m ² .
Sun Blind Sign	(a) Clearance from ground no less than 2400mm; (b) Horizontal clearance from kerb alignment no less than 450mm.
Temporary Sign	(a) Must be displayed for no longer than 30 days before the event; (b) Must be removed within 7 days after the event; (c) Must not disrupt the safe movement of pedestrians or vehicles; (d) Must not cause damage to historic building fabric; (e) Must not be attached to any vegetation.
Tourism Information Sign	(No standards)
Transom Sign	(a) Extends no more than 200mm beyond building alignment; (b) Does not extend beyond or below the level of the head of the doorway or window above which it is attached; (c) No more than 3600mm above the ground to the highest point of the sign; (d) Depth no more than 500mm.
Umbrella Sign	(a) Diameter of umbrella no more than 2600mm (b) No more than 1 colour per business with multiple umbrellas (c) Must not obstruct pedestrian traffic (d) No more than 10% of the surface area of the umbrella. (e) Must be business name only and not contain product content.
Vertical Projecting Wall Sign	(a) Projection from wall no more than 1200mm; (b) Height above ground no less than 2400mm; (c) Height to the highest point of the sign is not above eaves or parapet; (d) Width no more than 300mm.
Wall Mural	(No standards)
Wall Sign	(a) Message on the front face only; (b) Projection from the face of the wall or fence no more than 450mm; (c) Does not extend laterally beyond the wall or above the top of the wall to which it is attached; (d) Area of sign no more than 2m ² .
Window Sign	(a) Does not obscure more than 10% of the window surface. (b) Must be on a ground floor level window.

Table E17.3 Status of Signs in Zones

General Residential

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	Open/Closed	Permitted
Arcade	Discretionary	Pole or pylon	Discretionary
Awning Fascia	Discretionary	Portable	Discretionary
Banner	Prohibited	Poster Panel (Bill Board)	Prohibited
Below Awning	Discretionary	Real Estate	Permitted
Building Site	Permitted	Roof	Discretionary
Bunting	Prohibited	Reserve	Permitted
Business Directory	Discretionary	Screen	Permitted
Cabinet	Discretionary	Sky	Prohibited
Election	Permitted	Statutory	Permitted
Flag	Permitted	Street Number	Permitted
Fuel Price	Discretionary	Sun Blind	Discretionary
Ground base	Discretionary	Temporary	Permitted
Ground Based Panel	Discretionary	Transom	Discretionary
Horizontal Projecting Wall	Discretionary	Umbrella	Permitted
Inflatable	Discretionary	Vertical projecting Wall	Discretionary
Internal	Permitted	Wall Mural	Discretionary
Interpretive	Discretionary	Wall	Discretionary
Name Plate	Permitted	Window	Discretionary
Newspaper Day Bill	Permitted		
<i>Table continues in next column</i>			

Inner Residential

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Prohibited
Building Site	Permitted	Real Estate	Permitted

Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Low Density Residential

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Arcade Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary

Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Rural Living

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Environmental Living

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted

Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Urban Mixed Use

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary

Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Village

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Community Purpose

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Arcade Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted

Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Recreation

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited

Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Open Space

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Local Business

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted

Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Discretionary	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

General Business

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted

Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Central Business

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Commercial

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted

Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Light Industrial

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Permitted	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted

Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

General Industrial

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Discretionary
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Permitted	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Rural Resource

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted

Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Significant Agriculture

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary

Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Utilities

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Prohibited
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Prohibited	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Environmental Management

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Awning Fascia	Prohibited	Pole or pylon	Discretionary
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Prohibited
Building Site	Permitted	Real Estate	Permitted

Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Discretionary	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Discretionary	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Major Tourism

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted

Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Port and Marine

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Permitted
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Particular Purpose Zone 1

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Discretionary

Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Particular Purpose Zone 2

Sign Type	Status	Sign Type	Status
Above Awning	Permitted	<i>Table continued from previous column</i>	
Arcade	Permitted	Open/Closed	Permitted
Awning Fascia	Permitted	Pole or pylon	Permitted
Banner	Discretionary	Portable	Permitted
Below Awning	Permitted	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Discretionary	Roof	Permitted
Business Directory	Permitted	Reserve	Permitted
Cabinet	Permitted	Screen	Permitted
Election	Permitted	Sky	Discretionary
Flag	Permitted	Statutory	Permitted
Fuel Price	Permitted	Street Number	Permitted
Ground base	Permitted	Sun Blind	Permitted
Ground Based Panel	Permitted	Temporary	Permitted
Horizontal Projecting Wall	Permitted	Transom	Permitted
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Permitted

Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Permitted
Newspaper Day Bill	Permitted	Window	Permitted

Particular Purpose Zone 3

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Arcade Fascia	Discretionary	Pole or pylon	Prohibited
Banner	Prohibited	Portable	Discretionary
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted
Bunting	Prohibited	Roof	Discretionary
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Discretionary	Street Number	Permitted
Ground base	Discretionary	Sun Blind	Discretionary
Ground Based Panel	Discretionary	Temporary	Permitted
Horizontal Projecting Wall	Discretionary	Transom	Discretionary
Inflatable	Prohibited	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Discretionary
Interpretive	Discretionary	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

Particular Purpose Zone 4

Sign Type	Status	Sign Type	Status
Above Awning	Discretionary	<i>Table continued from previous column</i>	
Arcade	Discretionary	Open/Closed	Permitted
Arcade Fascia	Discretionary	Pole or pylon	Discretionary
Banner	Discretionary	Portable	Permitted
Below Awning	Discretionary	Poster Panel (Bill Board)	Discretionary
Building Site	Permitted	Real Estate	Permitted

Bunting	Prohibited	Roof	Prohibited
Business Directory	Discretionary	Reserve	Permitted
Cabinet	Discretionary	Screen	Permitted
Election	Permitted	Sky	Prohibited
Flag	Permitted	Statutory	Permitted
Fuel Price	Prohibited	Street Number	Permitted
Ground base	Prohibited	Sun Blind	Prohibited
Ground Based Panel	Prohibited	Temporary	Permitted
Horizontal Projecting Wall	Prohibited	Transom	Discretionary
Inflatable	Discretionary	Umbrella	Permitted
Internal	Permitted	Vertical projecting Wall	Prohibited
Interpretive	Permitted	Wall Mural	Discretionary
Name Plate	Permitted	Wall	Discretionary
Newspaper Day Bill	Permitted	Window	Discretionary

E18.0 Wind and Solar Energy Code

E18.1 Purpose

E18.1.1 The purpose of this provision is to:

- (a) facilitate the establishment of small to medium scale renewable energy generation facilities using wind turbines and solar panels;
- (b) maximise efficient generation and supply of electricity by wind turbines or solar panels;
- (c) minimise adverse impacts to natural, rural or built landscapes whilst accepting that wind turbines have particular location and design needs for their efficient operation that may require siting in visually prominent landscapes;
- (d) avoid unreasonable impacts on residential amenity.

E18.2 Application

- E18.2.1
- (a) This code applies to development for the purpose of electricity generation by wind turbines or solar panels including associated buildings and works.
 - (b) This code does not apply to development for the purpose of electricity generation by wind turbines or solar panels that are regulated as Level 2 or Level 3 activity under the *Environmental Management and Pollution Control Act 1994*.
 - (c) This code does not apply to use.

E18.3 Definition of Terms

E18.3.1 In this code, unless the contrary intention appears:

urban zones	means the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Urban Mixed Use Zone, Village Zone, Community Purpose Zone, Recreation Zone, Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone, Light Industrial Zone, General Industrial Zone, Port and Marine Zone and any Particular Purpose Zone.
non-urban zones	means the Environmental Living Zone, Open Space Zone, Rural Resource Zone, Significant Agriculture Zone, Environmental Management, Major Tourism Zone and Utilities Zone.
visual impact assessment	means a report from a suitably qualified person that considers the impact of the proposed development on the landscape and may include measures to avoid, mitigate or minimise impacts.

E18.4 Development Exempt from this Code

E18.4.1 No development is exempt from this code.

E18.5 Application Requirements

E18.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide the following information to determine compliance with development standards:

- (a) a visual impact assessment;
- (b) an assessment, by a suitably qualified person, on potential electrical or communications interference;
- (c) an assessment, by a suitably qualified person, on the duration and intensity of noise, shadow flicker, reflection or blade glint impacting on any sensitive use on adjacent land.

E18.6 Use Standards

There are no use standards in this Code.

E18.7 Development Standards for Wind Turbines

E18.7.1 Design and Siting of Free-Standing Wind Turbines in urban zones

Objective:	
To manage the visual impact of wind turbines in urban zones.	
Acceptable Solutions	Performance Criteria
A1 The height of a free-standing wind turbine above natural ground level, measured to either the top of a pole or tower for a horizontal blade system or the highest point of a vertical blade system, must be no more than the height specified for acceptable solutions in Table E18.2 for the applicable zone.	P1 The height of a free-standing wind turbine must be no more than the height specified for performance criteria in Table E18.2 for the applicable zone, and must be designed and sited to minimise change to the landscape or streetscape having regard to the following: <ul style="list-style-type: none"> (a) the compatibility of the height with other buildings and structures within 100 m;

	<p>(b) the impact on significant views from public land;</p> <p>(c) uniformity of colour, size and shape if multiple wind turbines.</p>
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E18.7.2 Design and Siting of Free-Standing Wind Turbines in non-urban zones

Objective:	
To manage the visual impact of wind turbines in non-urban zones.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The design and siting of a free-standing wind turbine must comply with all of the following:</p> <ul style="list-style-type: none"> (a) use existing infrastructure; (b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness; (c) not: <ul style="list-style-type: none"> (i) be located on skylines that can be seen in silhouette; (ii) be aligned diagonally to the principal slope of a hill; (iii) cross at a low point of a saddle between hills; (iv) be located around the base of a hill; (v) be along the edge of an existing clearing; (vi) be artificially lit unless required for air navigation safety; (vii) be used for signage purposes, other than necessary warning and equipment information, (d) be setback to a front, side or rear boundary less than the applicable setback for the zone; (e) screen equipment housing and other visually intrusive infrastructure from public view. 	<p>P1</p> <p>The design and siting of a free-standing wind turbine must ensure any detrimental impact upon visual amenity is minimised by:</p> <ul style="list-style-type: none"> (a) reducing the prominence of the structure; and (b) protecting important public views such as vistas to significant public buildings, streetscapes and heritage areas.
<p>A2</p> <p>The height of a free-standing wind turbine above natural ground level, measured to either the top of a pole or tower for a horizontal blade system or the highest point of a vertical blade system,</p>	<p>P2</p> <p>The height of a free-standing wind turbine must be no more than the height specified for performance criteria in Table E18.2 for the applicable zone and must be designed and sited</p>

must be no more than the height specified for acceptable solutions in Table E18.2 for the applicable zone.	<p>to minimise change to the surrounding natural or rural setting and existing views having regard to the following:</p> <ul style="list-style-type: none"> (a) the extent to which topography or vegetation minimises change to short or medium range views from public roads, public land, sensitive uses and public or private tourism facilities; (b) the impact on topographical features such as the coastline, watercourses, ridgelines, skylines and hillsides; (c) the extent of undergrounding of incidental works such as powerlines; (d) uniformity of colour, size and shape if multiple wind turbines; (e) the distance to public land used for formal or informal recreation and settlements; (f) the regular spacing of multiple wind turbines if in open or flat landscapes or farmed landscapes; (g) the irregular spacing of multiple wind turbines if in areas of varied topography and vegetation distribution.
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E18.7.3 Separation from Sensitive Use

Objective:	
To manage potential impacts on a sensitive use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A wind turbine must be separated from a sensitive use in accordance with Table E18.1.</p>	<p>P1</p> <p>A wind turbine must not cause unreasonable impact on the residential amenity of a nearby sensitive use and must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) no more than 30 hours of shadow flicker in a 12 month period; (b) no unreasonable reflection or blade glint impacts; (c) no unreasonable noise; (d) no unreasonable electrical or communications interference; (e) no excessive overshadowing.

E18.7.4 Efficiency of Roof Top Mounted Wind Turbines

Objective:	
To ensure that roof top mounted wind turbines can operate efficiently.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Roof top mounted wind turbines must demonstrate that their potential operational efficiency will not be significantly reduced by surrounding buildings and topography.

E18.7.5 Birdstrike Risk Reduction

Objective:	
To minimise impact to native bird and bat species.	
Acceptable Solutions	Performance Criteria
A1 Buildings and works must comply with one of the following: (a) not exceed the applicable maximum height specified for the acceptable solution in Table E18.2; (b) be separated from the following features by no less than 100m: (i) any land within the biodiversity overlay with a High Priority Biodiversity Values or Medium Priority Biodiversity Values; (ii) the high water mark; (iii) a wetland.	P1 Buildings and works must minimise significant risk of collision with native bird and bat species.

E18.8 Development Standards for Solar Panels

Objective:	
To ensure that the design and siting of ground mounted solar panels protects residential amenity and has minimal effect to any natural, rural or built setting.	
Acceptable Solutions	Performance Criteria
A1 The height above natural ground level is no more than 3 m.	P1 The height above natural ground level must not exceed the permitted building height in the zone by and must satisfy all of the following: (a) be reasonably screened from public spaces by topography, fencing, vegetation or buildings; (b) not unreasonably overshadow adjoining

	land.
A2 The total area is no more than 30m ² .	P2 The area size must not cause an unreasonable impact on visual amenity, and must satisfy all of the following: <ul style="list-style-type: none"> (a) be screened from public spaces by topography, vegetation fencing or existing buildings; (b) not cause excessive glare or reflectivity outside of the site.

Table E18.1 Distance from a Sensitive Use

Scale and Capacity	Minimum distance to a sensitive use
Wind energy facility with less than 250kW combined output	
(a) Single generator with less than 10kW individual capacity	60m
(b) Single generator with more than 10kW individual capacity	250m
(c) 2 – 4 generators regardless of individual capacity	350m
(d) 5 or more generators regardless of individual capacity	1000m
Wind energy facility with more than 250kW combined output	
(a) Single generator with less than 1000kW individual capacity	500m
(b) Single generator with more than 1000kW individual capacity	1000m
(c) 2 or more generators regardless of individual capacity	1000m

Table E18.2 Height of Free-Standing Wind Turbines in Zones

Zone	Maximum height for relevant acceptable solution	Maximum height for relevant performance criteria
General Residential Zone	12m	20m
Inner Residential Zone	12m	20m
Low Density Residential Zone	12m	20m
Rural Living Zone	12m	20m
Environmental Living Zone	12m	20m
Urban Mixed Use Zone	12m	20m
Village Zone	12m	20m
Community Purpose Zone	12m	20m
Recreation Zone	12m	20m
Open Space Zone	12m	25m

Local Business Zone	12m	20m
General Business Zone	15m	25m
Central Business Zone	15m	25m
Commercial Zone	15m	No maximum height
Light Industrial Zone	20m	No maximum height
General Industrial Zone	25m	No maximum height
Rural Resource Zone	25m	No maximum height
Significant Agricultural Zone	25m	No maximum height
Utilities Zone	25m	No maximum height
Environmental Management Zone	12m	No maximum height
Major Tourism Zone	12m	20m
Port and Marine Zone	25m	No maximum height
A Particular Purpose Zone	12m	20m

E19.0 Telecommunications Code

E19.1 Purpose

E19.1.1 The purpose of this provision is to:

- (a) facilitate equitable provision and access to high-speed broadband and telecommunication networks as services essential for the prosperity, security and welfare of the community;
- (b) encourage new telecommunication and digital facilities to form part of a local or regional telecommunications network for all carriers;
- (c) encourage shared use and co-location of facilities to minimise the number of towers within the municipal area;
- (d) minimise likely adverse impact of communication systems on community health and safety;
- (e) minimise adverse visual impact of towers and antennae.

E19.2 Application

E19.2.1 This code applies to development for telecommunication facilities.

E19.2.2 This code does not apply to use.

E19.3 Definition of Terms

E19.3.1 In this code, unless the contrary intention appears;

areas of environmental significance	means as defined in the <i>Telecommunications (Low-impact Facilities) Determination 1997</i> .
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line	means a wire, cable, optical fibre, tube, conduit, waveguide or other physical medium used, or for use, as a continuous artificial guide for, or in connection with, carrying communications by means of guided electromagnetic energy.
telecommunications infrastructure	means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.
telecommunications network	means a system, or series of systems, that carries or is capable of carrying communications by means of guided and/or unguided electromagnetic energy.
tower	means a tower, pole, mast or similar structure used to supply a carriage service by means of Telecommunication

E19.4 Development Exempt from this Code

E19.4.1 No development is exempt from this code.

E19.5 Application Requirements

E19.5.1 There are no specific additional application requirements for this code.

E19.6 Use Standards

E19.6.1 No use standards in this code.

E19.7 Development Standards

E19.7.1 Shared Use and Co-Location

Objective:	
To minimise the total number of towers and antenna within the municipal area.	
Acceptable Solutions	Performance Criteria
A1 A new antenna must be located on an existing tower.	P1 A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following: <ul style="list-style-type: none"> (a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna; (b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna; (c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment; (d) there is risk of electromagnetic interference

	<p>between the antenna and an existing antenna on an existing tower;</p> <p>(e) there are other limiting factors that render existing towers unsuitable.</p>
<p>A2</p> <p>A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights.</p>	<p>P2</p> <p>No performance criteria.</p>

E19.7.2 Visual Amenity

Objective:	
To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The location of telecommunications infrastructure must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be within existing utility corridors and sites and use existing infrastructure; (b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness; (c) not: <ul style="list-style-type: none"> (i) be located on skylines that can be seen in silhouette; (ii) be aligned diagonally to the principal slope of a hill; (iii) cross at a low point of a saddle between hills; (iv) be located around the base of a hill; (v) be along the edge of an existing clearing; (vi) be artificially lit unless required for air navigation safety; (vii) be used for signage purposes, other than necessary warning and equipment information, (d) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial 	<p>P1</p> <p>The location of telecommunications infrastructure not complying with A1 must ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.</p>

<p>areas only where overhead cables exist;</p> <p>(e) equipment housing and other visually intrusive infrastructure is screened from public view.</p>	
<p>A2</p> <p>Height above natural ground level must be no more than:</p> <p>(a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones;</p> <p>(b) 45 metres in the General Industrial or Port and Marine Zone;</p> <p>(c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones;</p> <p>(d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones.</p>	<p>P2</p> <p>Height above natural ground level not complying with A2 must satisfy all of the following:</p> <p>(a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit;</p> <p>(b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality;</p> <p>(c) it is critical for the role of the facility within the telecommunications network.</p>

E19.7.3 Environmental Values

Objective:	
To ensure that environmental values are protected	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Telecommunications infrastructure must not be located in an area of environmental significance.</p>	<p>P1</p> <p>Telecommunications infrastructure located in an area of environmental significance must ensure environmental and heritage values are not significantly impacted.</p>

E19.7.4 Access

Objective:	
To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.</p>	<p>P1</p> <p>Telecommunications infrastructure must provide for adequate clearance for vehicular traffic and must not pose a danger or encumbrance to users of other land or aircraft.</p>

E19.7.5 Significant Agricultural Land

Objective:	
To protect the productive capacity and efficient farming operations of significant agricultural land.	
Acceptable Solutions	Performance Criteria
A1 Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	P1 Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land.

E20.0 Acid Sulfate Soils Code

E20.1 Purpose

E20.1.1 The purpose of this provision is to ensure that development on land potentially containing acid sulfate soils:

- (a) avoids areas that contain acid sulfate soils;
- (b) where avoidance is not practicable, appropriate measures are taken to mitigate any adverse impact.

E20.2 Application

E20.2.1 This Code applies to development on land in the Potential Acid Sulfate Soil overlay on the planning scheme maps and the development involves any of the following:

- (a) excavation of more than 100 m³ of soil or sediment;
- (b) deposition of 500 m³ or more of fill to a depth of more than 0.5 m;
- (c) drainage affecting groundwater depth.
- (d) This Code does not apply to use.

E20.3 Definition of Terms

E20.3.1 In this code, unless the contrary intention appears;

acid sulfate soil	means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.
acid sulfate soil management plan	means a report acceptable to the planning authority that details: <ul style="list-style-type: none"> (a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development; (b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised; (c) an analysis of the level of risk to the development and the level of risk to users of the development; (d) an analysis of the level of risk to the environment;

	(e) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines. R1
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E20.3.R1 The *Tasmanian Acid Sulfate Soil Management Guidelines* (DPIPWE, 2009) are considered best practice guidelines.

E20.4 Development Exempt from this Code

E20.4.1 The following development is exempt from this code:

- (a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater;
- (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m² and the maximum depth of excavation is 0.75m;
- (c) forestry operations in accordance with a certified Forest Practices Plan.

E20.5 Application Requirements

E20.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) an acid sulfate soil management plan.

E20.6 Use Standards

There are no use standards in this code.

E20.7 Development Standards

E20.7.1 Development on Acid Sulfate Soils or Potential Acid Sulfate Soils

Objective:	
To ensure that development subject to, or having potential to cause, an acid sulfate soil hazard is appropriately located and managed to ensure that risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Development must be designed, sited and constructed to minimise the risk of acid sulfate soil to property and the environment having regard to the following, as appropriate: <ul style="list-style-type: none"> (a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater; (b) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised;

	<p>(c) the potential for the development to be affected by acid sulfate soils;</p> <p>(d) the level of risk and potential consequences for human health, property and the environment;</p> <p>(e) management measures to reduce risk to an acceptable level.</p>
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Map E20 Potential Acid Sulfate Soils

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Potential Acid Sulfate Soil Overlay

E21.0 Dispersive Soils Code

E21.1 Purpose

E21.1.1 The purpose of this provision is to ensure that development on land potentially containing dispersive soils is appropriately located & constructed and that adequate measures are taken to reduce risk to property and the natural environment to an acceptable level.

E21.2 Application

E21.2.1 This code applies to development: on land in the Potential Dispersive Soil overlay on the planning scheme maps.

E21.2.1 This code does not apply to use.

E21.3 Definition of Terms

E21.3.1 In this code, unless the contrary intention appears;

dispersive soil	means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	<p>means a report acceptable to the planning authority that details:</p> <p>(a) the dispersive potential of soils in the vicinity of the proposed development;</p> <p>(b) the potential for the development to cause or contribute to gully or tunnel erosion;</p> <p>(c) an analysis of the level of risk to the development and the level of risk to users of the development;</p> <p>(d) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines.R1</p>

E21.3.R1 The Dispersive Soils and their Management: Technical Reference Manual (DPIW, 2009) is considered best practice guidelines.

E21.4 Development Exempt from this Code

E21.4.1 The following development is exempt from this code:

- (a) works not involving the exposing or disturbance of sub-surface soils;
- (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m²;
- (c) forestry operations in accordance with a certified Forest Practices Plan.

E21.5 Application Requirements

E21.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a dispersive soil management plan.

E.21.6 Use Standards

There are no use standards in this code.

E21.7 Development Standards

E21.7.1 Development on Dispersive Soils

Objective:	
To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development must be designed, sited and constructed to minimise the risk of dispersive soils to property and the environment having regard to the following, as appropriate: <ul style="list-style-type: none">(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;(d) the level or risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;

	(e) management measures that would reduce risk to an acceptable level.
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Map E21 Potential Dispersive Soils

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Potential Dispersive Soil Overlay

E22.0 This code number is not used in this planning scheme

E23.0 On-Site Wastewater Management Code

This code is not used in this planning scheme.

E24.0 This code number is not used in this planning scheme

E25.0 Brighton Horse Racing Code

E25.1 Purpose

E25.1.1 The purpose of this provision is to protect and encourage the long-term potential of the Brighton Training Facility as a horse training and stabling venue in Southern Tasmania and to avoid conflict with other land uses through appropriate location and management of horse-related activities.

E25.2 Application

E25.2.1 This Code applies to all use and development within the Brighton Horse Racing overlay on the Planning Scheme maps.

E25.3 Definition of Terms

E25.3.1 There are no specifically defined terms in this code.

E25.4 Development Exempt from this Code

E25.4.1 There are no exemptions to this code.

E25.5 Application Requirements

E25.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a construction management plan prior to determination of an application, if necessary to determine compliance with performance criteria.

E25.6 Use Standards

Objective:

To ensure that residential use within the Brighton Horse Racing Overlay is compatible with horse racing-related activities within the Precinct.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Residential use on the same lot as an approved stable or horse breeding or training activities must satisfy all of the following: <ul style="list-style-type: none"> (a) not unreasonably fetter horse stabling, breeding or training activities; (b) not be occupied until the approved horse stabling, breeding or training facilities have been substantially completed.

E25.7 Development Standards for Buildings and Works

E25.7.1 Building design and siting

Objective:	
To ensure that building siting and design facilitates horse racing-related activities whilst ensuring residential amenity is protected.	
Acceptable Solutions	Performance Criteria
A1 Building setback from all boundaries must be no less than 20 m.	P1 Building setback from boundaries must be sufficient to avoid any adverse impact to stabling, horse breeding or horse training operations on the site or on adjoining or nearby land and to also prevent unreasonable adverse impact on residential amenity, having appropriate regard to: <ul style="list-style-type: none"> (a) the residential amenity of adjoining lots; (b) the prevailing setbacks on site and on adjoining lots; (c) any site management plans for the site or adjoining sites; (d) the height and scale of proposed buildings; (e) the efficient use of the site; and (f) the visual impact of buildings when viewed from the street.

25.8 Development Standards for Subdivision

E25.8.1 Subdivision

Objective:	
To ensure that all lots are of appropriate area and dimensions consistent with the rural and residential land uses within the Overlay.	
Acceptable Solutions	Performance Criteria
A1 A lot is for public open space, bridal trails, a riparian or littoral reserve or utilities.	P1 A lot must satisfy all of the following: <ul style="list-style-type: none"> (a) be no less than 2 ha; (b) have a frontage of no less than 25 m, unless the lot is an internal lot with a frontage of no less than 6 m; (c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate use and development consistent with the purpose of the Code; (d) be provided with safe vehicular access from a road; (e) provide for the sustainable commercial operation of the land for stabling, horse breeding or horse training related activities.
A2 Each lot must be connected to a reticulated potable water supply where such a supply is available.	P2 No Performance Criteria.
A3 No Acceptable Solution.	P3 The subdivision design satisfy all of the following: <ul style="list-style-type: none"> (a) each lot is capable of accommodating an on-site wastewater treatment system adequate for the likely future use and development of the land; (b) each lot is capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land; liquid effluent and solid waste; (c) each lot is capable of accommodating an on-site system for the management of liquid effluent and solid waste adequate for the likely future use and development of the land;

	<p>(d) design that accommodates access and reticulated services to potential subdivisions on adjoining land;</p> <p>(e) design that facilitates, where required, access to a network of bridle paths.</p>
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Map E25 Brighton Horse Racing

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Brighton Horse Racing Overlay

E26.0 Quoin Ridge Code

E26.1 Purpose

The purpose of this provision is to protect the operating efficiency of the radio monitoring station at Quoin Ridge.

E26.2 Application

The Code applies to the area of land designated as the Quoin Ridge overlay on the Planning Scheme maps.

E26.3 Definition of Terms

There are no specifically defined terms in this code.

E26.4 Development Exempt from this Code

E26.4.1 There are no exemptions to this code.

E26.5 Application Requirements

E26.5.1 All applications for use or development must be referred to the Australian Communications & Media Authority for advice on potential conflict between the proposed use or development and the operating efficiency of the radio monitoring station at Quoin Ridge.

E26.5.2 All applications must include a list of all sources of electro-magnetic radiation, whether continuous or intermittent, associated with the use or development of the land. Typical sources of electro-magnetic radiation include overhead powerlines, electric fences, arc-welders, personal computers, commutating motors in hand held appliances and microprocessor controlled appliances.

E26.6 Use Standards

E26.6.1 Use with potential to effect the operating efficiency of the radio monitoring station at Quoin Ridge.

Objective:

To ensure that all use is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Use must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to all of the following: (a) the scale, type and hours of use of any source of electro-magnetic radiation.

E26.7 Development Standards

E26.7.1 Development with the potential to effect the operating efficiency of the radio monitoring station at Quoin Ridge.

Objective:	
To ensure that all development is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development, including subdivision, must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to all of the following: (a) siting of any source of electro-magnetic radiation; (b) shielding or undergrounding of any source or electro- magnetic radiation.

Map E26 Quoin Ridge

Refer to the PDF map: Brighton Interim Planning Scheme 2015 - Overlays - Quoin Ridge Overlay

Part F

Specific Area Plans

F1.0 Brighton Highway Services Precinct

F1.1 Purpose of Specific Area Plan

- F1.1.3 To provide for fuel and food services for motorists traveling the Midland highway.
- F1.1.2 To provide a location in Brighton for showrooms that primarily sell bulky goods and require large display areas.
- F1.1.3 To provide for use and development that is appropriate for, or requires, a location adjacent the Midland Highway.

F1.2 Application of Specific Area Plan

This Specific Area Plan applies to:

- (a) the area designated as the Brighton Highway Services Precinct Specific Area Plan on the Planning Scheme maps;
- (b) the use and development of signs, whereby the Precinct is treated as if it was the Commercial Zone pursuant to Code E.17;

F1.3 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Bulky Goods Sales	
Food services	The maximum number of takeaway food shops permitted is two (2) and the maximum number of restaurants permitted is one (1) whether as a single use or as an ancillary use to a principle use.
Vehicle fuel sales and service	
Discretionary	
Use Class	Qualification
Community meeting & entertainment	Only if a cinema

Food Services	Except if permitted
Sport and Recreation	
Utilities	Except if no permit required
Prohibited	
Use Class	Qualification
All other uses	

F1.4 Use Standards

F1.4.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50 m of a residential zone must be within: <ul style="list-style-type: none"> (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive; (b) 8.00 am to 6.00 pm Sundays and Public Holidays. except for office and administrative tasks.	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

F1.4.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmix) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management,	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	P2 No Performance Criteria.

F1.4.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	P1 External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.

F1.4.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicle movements, (including load & unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays.	P1 Commercial vehicle movements, (including load & unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including

	<p>associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>
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F1.4.5 Outdoor Work Areas

Objective:	
To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outdoor work areas and noise-emitting services or activities such as those that involve the regular use of power tools must not be located within 50 m of a residential zone.</p>	<p>P1</p> <p>Outdoor work areas and noise-emitting services or activities such as those that involve the regular use of power tools must be accompanied by effective acoustic screening in the intervening space.</p>

F1.4.6 Dust, Smell, Fumes and Other Emissions

Objective:	
To ensure that dust, smell, fumes and other emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A use must not emit dust or other particles, smell or fumes beyond the boundaries of it's site.</p>	<p>P1</p> <p>The emission of dust or other particles, smell or fumes must not have unreasonable impact on the amenity and safety of any other property, taking into account all of the following:</p> <p>(a) the hours of operation;</p> <p>(b) the frequency of the emission;</p> <p>(c) the nature of the emission and the degree of it's impact on other land, including whether such land is in a residential zone;</p> <p>(d) whether the emission contains any harmful substance;</p> <p>(e) whether surrounding land contains uses with similar emissions.</p>

F1.5 Development Standards for Buildings and Works

F1.5.1 Building Height

Objective:	
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than: 10 m.	P1 Building height must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate; (e) be no more than 12 m.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone and not cause a loss of residential amenity due to overshadowing, loss of sunlight or daylight or visual bulk.

F1.5.2 Setback

Objective:	
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building setback from frontage (excluding signage) must be no less than: 15 m to Brighton Road. 20 m to Midland Highway.	P1 Building setback from frontage (excluding signage) must satisfy all of the following: <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site,

	<p>adjoining lots and the streetscape;</p> <p>(d) provide adequate opportunity for parking.</p>
<p>A2</p> <p>Building setback from side and rear boundaries, irrespective of the zone of adjoining land, and inclusive of signage must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone (including signage) must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>

F1.5.3 Design

Objective:	
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must address the street by complying with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building(s) facing the frontage or facing an effective internal frontage created by internal access roads, pedestrian and parking areas;</p> <p>(b) provide windows and door openings at ground floor level in the front façade no less than 30% of the surface area;</p> <p>(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 20 m²;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures,</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide main accesses to buildings in a way that addresses the street or internal areas of pedestrian and vehicular movement;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures,</p>

<p>within the design of the roof;</p> <p>(f) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>is screened so as to have insignificant visual impact;</p> <p>(f) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <p>(a) be coloured in muted tones;</p> <p>(b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.</p>	<p>P2</p> <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <p>(a) be coloured in muted tones;</p> <p>(b) if within 50 m of a residential zone, any openings in walls facing the residential zone must be accompanied by effective acoustic screening in the intervening space.</p>

F1.5.4 Passive Surveillance

Objective:	
To ensure that building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well lit at night;</p> <p>(b) provide windows with clear glazing no less than the following:</p> <p>(i) 40% of the facade of walls that front a street;</p> <p>(ii) 30% of the facade of walls that face public space or a car park for the building;</p> <p>(c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(d) provide external lighting to illuminate car parking areas and pathways;</p> <p>(e) provide well-lit public access at the ground floor level from any external car park.</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>

F1.5.5 Landscaping

Objective:	
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Landscaping along the frontages, within setbacks and parking/access areas must be generally in accordance with an approved landscaping plan for the entire Precinct.	P1 Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.

F1.5.6 Outdoor Storage Areas

Objective:	
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria
A1 Outdoor storage areas must comply with all of the following: <ul style="list-style-type: none"> (a) be located behind the building line and the goods and materials stored therein screened from public view; (b) not encroach upon car parking areas, driveways or landscaped areas. 	P1 Outdoor storage areas must satisfy all of the following: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.

F1.5.7 Fencing

Objective:	
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 Fencing must comply with all of the following: <ul style="list-style-type: none"> (a) fences and gates of greater height than 1.5 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

F1.5.8 Bowsers and Fuel Tanks

Objective:	
To ensure that the siting of bowsers and fuel tanks do not unreasonable adverse impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Bowsers and fuel tanks and any vehicular access associated with such infrastructure must be separated from land in a residential zone by no less than 50 m.	P1 Bowsers and fuel tanks and any vehicular access associated with such infrastructure must not have an unreasonable impact on residential amenity of adjoining land.

F1.6 Development Standards for Subdivision

F1.6.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Specific Area Plan Purpose.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 The size of each lot must be sufficient to accommodate development consistent with the Specific Area Plan Purpose.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with one of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a slope no more than 1 in 10; (e) is 40 m x 40 m in size.	P2 The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Specific Area Plan Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 25 m.	P3 The frontage of each lot must be sufficient to accommodate development consistent with the Specific Area Plan Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	P4 The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision is consistent with the Specific Area Plan Purpose; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) does not inhibit the subdivision potential of adjoining land;

	<p>(d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy;</p> <p>(e) provides a single point of entry and exit for all land within the Specific Area Plan to both Brighton Road and Midland Highway.</p>
<p>A5</p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criteria.</p>

F2.0 Tivoli Green Specific Area Plan

F2.1 Purpose of the Specific Area Plan

The purpose of the Specific Area Plan is:

- F2.1.1 To promote social interaction through an active and healthy residential environment based on provision of public open space, a pedestrian and trail network and the integration of water sensitive urban design into the road network.
- F2.1.2 To provide for a transition of densities, consistent with the character of established development on the adjacent areas to the north and south, while maintaining an overall net density compatible with the efficient utilisation of land and existing infrastructure.
- F2.1.3 In Precinct A, to promote a village centre around the central open space with:
- (a) opportunities for local level retail activities and food services;
 - (b) higher density subdivision to provide opportunities for affordable home ownership in an area with good access to recreational and community facilities;
 - (c) a lot layout mostly in a formal grid pattern; and
 - (d) a built character defined by;
 - (i) high levels of residential amenity and passive surveillance;
 - (ii) a compact and visually interesting streetscape with small and consistent front setbacks reinforcing a building edge along the street;
 - (iii) building mass and bulk located to the front of lots with generous provision of private open space at the rear.
 - (iv) minimal side separation but with good solar access and privacy.
- F2.1.4 To promote a layout of subdivision that responds to the natural topography and maximises solar orientation.
- F2.1.5 To promote road connectivity with the existing and potential roads in adjoining areas occurring in a coordinated manner consistent with maintaining the safety and efficiency of the road network and a pedestrian friendly environment.
- F2.1.6 To provide for the staged release of land.
- F2.1.7 To integrate water sensitive urban design principles into the subdivision of the land in a manner that contributes to protecting and improving the water quality of Gage Brook.

F2.1.8 To protect the safety and efficiency of the East Derwent Highway.

F2.2 Application

F2.2.1 The specific area plan applies to the area of land designated as the Tivoli Green Specific Area Plan on the Planning Scheme maps and as shown in Figure 2.1.

F2.3 Definition of Terms

Terms	Definition
Precinct A	means the area shown in Figure F2.2 as Precinct A.
Precinct B	means the area shown in Figure F2.2 as Precinct B.
Precinct C	means the area shown in Figure F2.2 as Precinct C.

F2.4 Application Requirements of the Specific Area Plan

F2.4.1 The planning authority must refer any application for subdivision to the State Road Authority for advice on traffic impact on the East Derwent Highway. The planning authority must not determine an application until the State Road Authority has provided its advice, or until 14 days from the date of referral, whichever occurs first.

F2.5 Use Table

This clause is a substitution for Clause 10.2 in the General Residential Zone.

Use Class	Qualification
No Permit Required	
Educational and occasional care	If for home-based child care in accordance with a license under the <i>Child Care Act 2001</i> .
Natural and cultural values management	
Passive recreation	
Residential	If: (a) a single dwelling; or (b) a home-based business with not more than: (i) 1 non-resident worker/employee; (ii) 1 commercial vehicle; and (iii) a floor area of 30m ² .
Utilities	If for minor utilities.
Permitted	
Residential	If: (a) not No Permit Required; and (b) not a home-based business with more than:

	(i) 1 non-resident worker/employee; (ii) 1 commercial vehicle; and (iii) a floor area of 30m ²
Food services	If: (a) in Precinct A and located on a lot with frontage to a road that adjoins the public open space; and (b) not a take-away food premises with a drive through facility.
General retail and hire	If: (a) in Precinct A and located on a lot with frontage to a road that adjoins the public open space; and (b) a local shop.
Visitor accommodation	
Discretionary	
Business and professional services	If a consulting room, medical centre, veterinary surgery or child health clinic; or for the provision of residential support services.
Community meeting and entertainment	If a church, art and craft centre or public hall.
Educational and occasional care	If not listed as No Permit Required.
Emergency services	
Food services	If: (a) not listed as Permitted; and (b) not for a take away food premises with drive through facility
Residential	
Sports and recreation	
Utilities	
Prohibited	
All other uses	

F2.6 Development Standards for Buildings and Works

F2.6.1 Residential density for multiple dwellings

This clause is a substitution for Clause 10.4.1 in the General Residential Zone.

Objective:	
The density of multiple dwellings:	
(a) is compatible with a transition of densities across the site from the higher density Precinct A through to the existing low density subdivision to the south; and	
(b) is compatible with the efficient utilisation of land and existing infrastructure.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling not less than: (a) 300m ² for Precinct A; (b) 400m ² for Precinct B; and (c) 600m ² for Precinct C.	P1 Multiple dwellings must only have a site area per dwelling that is less than the Acceptable Solution, if the development will not exceed the capacity of infrastructure services and: (a) is consistent with purpose of the Specific Area Plan; (b) the lot is not reasonably capable of being subdivided; (c) provides for a significant social or community housing benefit; and (d) is wholly or partially within 400m walking distance of a public transport stop.

F2.6.2 Building height and setback within Precinct A

This clause is a substitution for Clause 10.4.2 and A1 and P1 of Clause 10.4.3 in the General Residential Zone for Precinct A only.

Objective:	
The siting and scale of dwellings:	
(a) maintains compatibility with the lot density within Precinct A;	
(b) furthers the desired built character of Precinct A;	
(c) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and	
(d) provides reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 Buildings within Precinct A, excluding protrusions (such as eaves, steps, porches, and awnings) must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m and not more than 4m; or	P1 Buildings within Precinct A must have a setback from a frontage so that the development is compatible with the desired built character of the Specific Area Plan, having regard to: (a) the purpose of the Specific Area Plan;

<p>(b) if a second storey located above a garage, not less than 3m and not more than 5.5m; or</p> <p>(c) if the frontage is not a primary frontage, not less than 1 m.</p>	<p>(b) the building line within the streetscape and prevailing setbacks of buildings on nearby lots;</p> <p>(c) any overshadowing of habitable rooms and private open space on adjoining properties or public places created by a greater setback; and</p> <p>(d) the height, bulk and form when viewed from adjoining lots.</p>
<p>A2</p> <p>Buildings within Precinct A, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9 m must be setback:</p> <p>(a) not less than 1m from side boundaries up to a building height of 3.5m; and</p> <p>(b) where a side boundary that is between 30 degrees east or west of south, not less than 2m for any part of the building over a building height of 3.5m; or</p> <p>(c) where the frontage is between 30 degrees east or west of north, not less than 2m from side boundaries; and.</p> <p>(d) not less than 6m from rear boundaries.</p>	<p>P2</p> <p>Buildings within Precinct A must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size, shape and orientation of the site;</p> <p>(c) the setbacks of surrounding buildings;</p> <p>(d) the height, bulk and form of existing and proposed buildings;</p> <p>(e) the existing buildings and private open space on the site;</p> <p>(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and</p> <p>(g) the purpose of the Specific Area Plan.</p>
<p>A3</p> <p>Building height within Precinct A must not be more than 7m.</p>	<p>P3</p> <p>Building height within Precinct A must be compatible with the desired built character and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</p> <p>(c) the bulk and form of proposed buildings, and whether the proposed building is located towards the front of the lot;</p> <p>(d) the apparent height when viewed from the road and public places;</p> <p>(e) any overshadowing of adjoining properties or public places; and</p> <p>(f) the purpose of the Specific Area Plan.</p>

F2.6.3 Building design in Precinct A

This clause is in addition to the requirements in the General Residential Zone for Precinct A only.

Objective:	
The appearance and design of buildings within Precinct A: <ul style="list-style-type: none">(a) promotes a streetscape defined by visually interesting facades with strong vertical elements;(b) enhances residential amenity;(c) supports good solar access; and(d) promotes passive surveillance.	
Acceptable Solutions	Performance Criteria
A1 A front building elevation within Precinct A must: <ul style="list-style-type: none">(a) incorporate windows or doorways, excluding garage doors, comprising no less than 25% of the total area of the elevation;(b) not have a single length of blank wall greater than 30% of the total width of the elevation as viewed from the road;(c) provide for the main pedestrian access to the building; and(d) include a porch, shelter, awning, recess or similar architectural feature that identifies and provides shade and weather protection to the front door.	P1 Buildings within Precinct A, must contribute to: <ul style="list-style-type: none">(a) a visually interesting streetscape with strong vertical elements as viewed from the road;(b) high levels of residential amenity including receiving direct sunlight to habitable rooms;(c) identifiable and visible entrances; and(d) the passive surveillance of roads.
A2 A rear building elevation within Precinct A must incorporate windows to habitable rooms comprising not less than 25% of the total area of the elevation.	P2 A dwelling must be provided with a reasonable opportunity to receive direct sunlight into habitable rooms, having regard to: <ul style="list-style-type: none">(a) the layout of habitable rooms; and(b) the orientation of the lot; and(c) the location, form and bulk of buildings on adjoining lots.

F2.6.4 Setbacks and width of garages in Precinct A

This clause is in a substitution for Clause 10.4.5 in the General Residential Zone for Precinct A only.

Objective:
Garages and carports: <ul style="list-style-type: none">(a) contribute to an interesting streetscape through setback articulation within the front building elevation; and

(b) do not dominate the streetscape along a primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport within Precinct A, must: <ul style="list-style-type: none"> (a) have a setback of not less than 5.5m if access is provided from a primary frontage; or (b) have a setback of not less than 1m if access is provided from a secondary frontage. 	P1 A garage or carport within Precinct A must have a frontage setback that contributes to an interesting streetscape through articulation in front building elevations and is not the dominant visual element on a site when viewed from the street, having regard to: <ul style="list-style-type: none"> (a) the siting and design of existing garages and carports within the street; (b) the design of the garage or carport; (c) the design of the existing or proposed dwelling on the site; and (d) topographical constraints.
A2 A garage or carport within Precinct A must: <ul style="list-style-type: none"> (a) have a single or single tandem garage, not more than 3.6m wide, accessed from the primary frontage; or (b) have a single, tandem or double garage accessed from a secondary frontage 	P2 The width of a garage or carport within Precinct A must not be the dominant visual element on a site when viewed from the street, having regard to: <ul style="list-style-type: none"> (a) the design of existing garages and carports within the street; (b) the design of the garage or carport; and (c) the design of the existing or proposed dwelling on the site.

F2.6.5 Noise attenuation for East Derwent Highway

This clause is in addition to the requirements in the General Residential Zone.

Objective:	
Development for sensitive use incorporates measures to protect the efficiency of the East Derwent Highway and the amenity of that sensitive use.	
Acceptable Solutions	Performance Criteria
A1 Development for a sensitive use must have a setback from the boundary with the East Derwent Highway of not less than 20m.	P1 Development for a sensitive use must provide a separation distance adequate to mitigate against unreasonable impact on the efficiency of the road or amenity of sensitive uses having regard to: <ul style="list-style-type: none"> (a) the setback of existing buildings for sensitive uses in the nearby area; (b) the speed limit and traffic volume on the East Derwent Highway;

	<ul style="list-style-type: none"> (c) the incorporation of noise attenuation measures in the design of the development; (d) any recommendations from a suitably qualified person for mitigation of noise; and (e) any written advice received from the road authority.
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F2.7 Development Standards for Subdivision

F2.7.1 Lot size

This clause is in substitution for A1 and P1 of Clause 10.6.1 in the General Residential Zone.

Objective:	
New lots provide for a transition of densities consistent with the character of established development on the adjacent areas to the north and south, while maintaining an overall net density compatible with the efficient utilisation of land and existing infrastructure.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must have an area not less than: <ul style="list-style-type: none"> (a) 300m² for Precinct A; (b) 500m² for Precinct B; and (c) 800m² for Precinct C. 	P1 Each lot, or a lot proposed in a plan of subdivision, must have an area that is compatible with the purpose of the Specific Area Plan having regard to: <ul style="list-style-type: none"> (a) the attainment of the development framework shown in Figure F2.3; (b) the topography of the site; (c) the pattern of development existing on established properties in the adjacent areas; (d) the intended location of buildings on the lot; (e) the potential for non-single dwelling residential use and development; and (f) adequate provision of noise attenuation arising from the East Derwent Highway.

F2.7.2 Lot design for Precinct A

This clause is a substitution for A2 and P2 of Clause 10.6.1 and A3 and P3 of Clause 10.6.1 in the General Residential Zone for Precinct A only.

Objective:
To provide for new lots within Precinct A that: <ul style="list-style-type: none"> (a) contribute to a compact streetscape with consistent frontages; (b) facilitate a legible street block in a grid pattern;

- (c) are capable of supporting good solar access; and
- (d) are not internal lots.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within Precinct A, must have a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 10m; or (b) not less than 12m when a corner lot and access is not provided from the secondary frontage; or (c) where the frontage is between 30 degrees east or west of north, not less than 12m; and (d) not more than 15m. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within Precinct A, must be provided with a frontage that is sufficient for the intended use having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed; (b) opportunities for passive surveillance between residential development on the lot and the public road; (c) the functionality and useability of the frontage; (d) the ability to manoeuvre vehicles on the site; (e) the desired pattern of subdivision as outlined in Figure F2.3; (f) is no less than 8m; and (g) is no more than 18m.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, within Precinct A, must be able to contain a minimum area of 8 m by 12 m with a gradient not steeper than 1 in 5, clear of:</p> <ul style="list-style-type: none"> (a) all setbacks required by clause F2.6.2; and (b) easements or other title restrictions that limit or restrict development. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, within Precinct A, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

F2.7.3 Subdivision layout

This clause is a substitution for Clause 10.6.2 and Clause 10.6.3 of the General Residential Zone.

Objective:	
New lots are consistent with the purpose of the Specific Area Plan.	
Acceptable Solutions	Performance Criteria
A1 The layout of lots (including lots proposed in a plan of subdivision), roads and pedestrian connections must be consistent with the development framework in Figure F2.3.	P1 The layout of lots, roads and pedestrian connections must be compatible with the purpose of the Specific Area Plan and the development framework in Figure F2.3 having regard to: <ul style="list-style-type: none">(a) the potential for passive solar design through the orientation of lots;(b) the facilitation of high levels of vehicular and pedestrian connectivity within the subdivision and to open spaces and adjacent areas;(c) the integration of landscaping into the road, pedestrian and open space network;(d) the future subdivision of adjoining lots and the likely layout;(e) the safety and efficiency of East Derwent Highway and Old Beach Road;(f) the creation of a hierarchy of roads including the creation of a new minor collector road connecting the East Derwent Highway and Old Beach Road;(g) avoiding compromising the appropriate and reasonable future subdivision of the entirety of any balance lot; and(h) the travel distance between key local service destinations.

F2.7.4 Traffic impact

This clause is in addition to the requirements of the General Residential Zone.

Objective:	
To minimise any adverse effects on the safety and efficiency of the road network from vehicular traffic generated by the subdivision of land.	
Acceptable Solutions	Performance Criteria
A1 Subdivision does not result in a total of more	P1 Vehicular traffic generated by subdivision must

than 260 lots within the area south of the open space on the land subject to the Specific Area Plan as shown in Figure F2.3.	<p>not impact upon the safety and efficiency of the East Derwent Highway or local road network having regard to:</p> <ul style="list-style-type: none"> (a) any increase in traffic caused by the subdivision; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) a traffic impact assessment prepared by a suitably qualified person; and (e) any advice received from the road authority.
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F2.7.5 Water sensitive urban design

This clause is in addition to the requirements of the General Residential Zone

Objective:	
To maintain, protect and improve the water quality of Gage Brook through a stormwater disposal system based upon water sensitive urban design principles.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision must:</p> <ul style="list-style-type: none"> (a) incorporate water sensitive urban design principles consistent with Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania; (b) include vegetated swales for stormwater management within roads where appropriate; and (c) gross-pollutant traps at the primary detention basin inlets. 	<p>P1</p> <p>Subdivision must incorporate a stormwater disposal system that maintains, protects and improves the water quality of Gage Brook having regard to:</p> <ul style="list-style-type: none"> (a) Water sensitive urban design principles; and (b) The topography of the land and its natural pattern of drainage.

F2.7.6 Noise attenuation for East Derwent Highway

This clause is in addition to the requirements of the General Residential Zone

Objective:	
To provide for new lots that incorporates measures to protect the efficiency of the East Derwent Highway and the amenity of a sensitive use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The building area, as required by Clause 10.6.1 or Clause F2.6.2, on a lot adjoining the East Derwent Highway must have a setback from the boundary with the East Derwent Highway of not</p>	<p>P1</p> <p>The building area, as required by Clause 10.6.1 or Clause F2.6.2, on a lot adjoining the East Derwent Highway must provide a separation distance adequate to mitigate against</p>

less than 20m.

unreasonable impact on the efficiency of the road or amenity of sensitive uses having regard to:

- (a) the setback of existing buildings for sensitive uses in the nearby area;
- (b) the speed limit and traffic volume on the East Derwent Highway;
- (c) any recommendations from a suitably qualified person for mitigation of noise; and
- (d) any written advice received from the road authority.

Figure 2.1 The Tivoli Green Specific Area Plan area

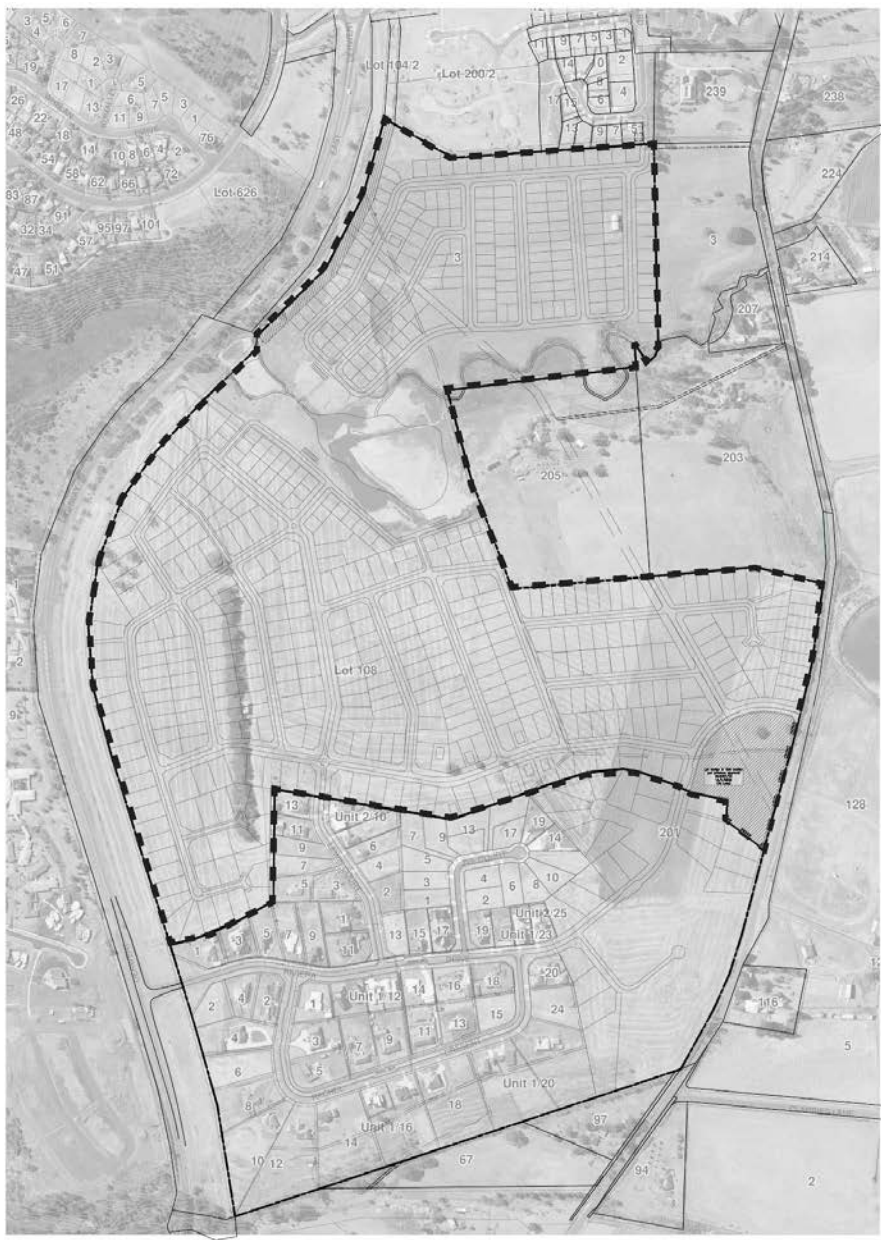


Figure 2.2 Density Areas

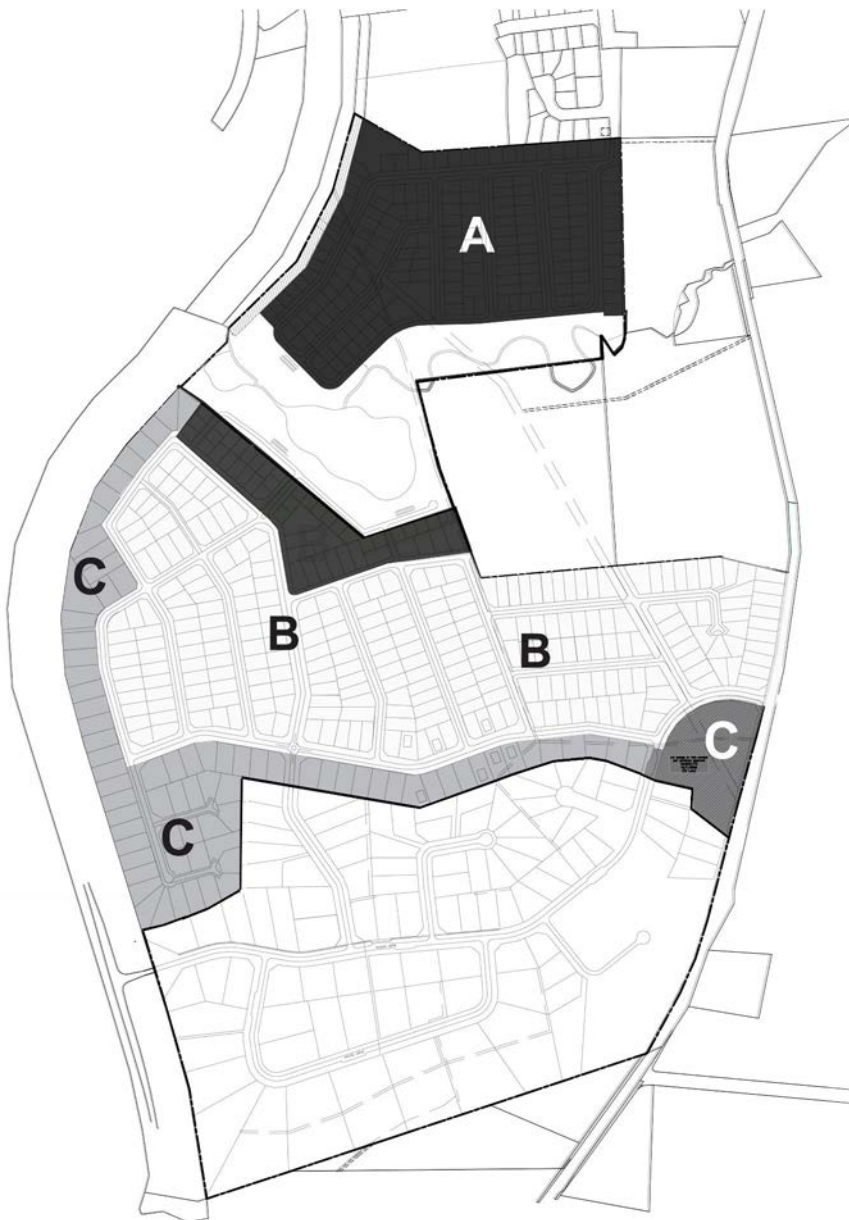


Figure 2.3 Development Framework



Figure 2.4 Example elevations of dwellings within Precinct A designed in accordance with the acceptable solutions under Clauses F2.6.2, F2.6.3 and F2.6.4.

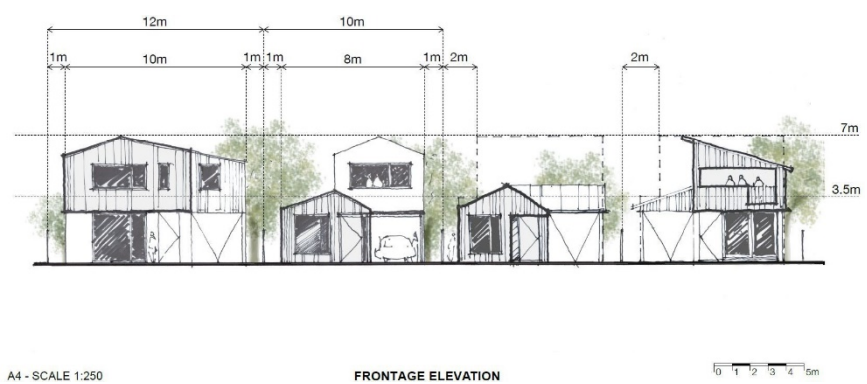
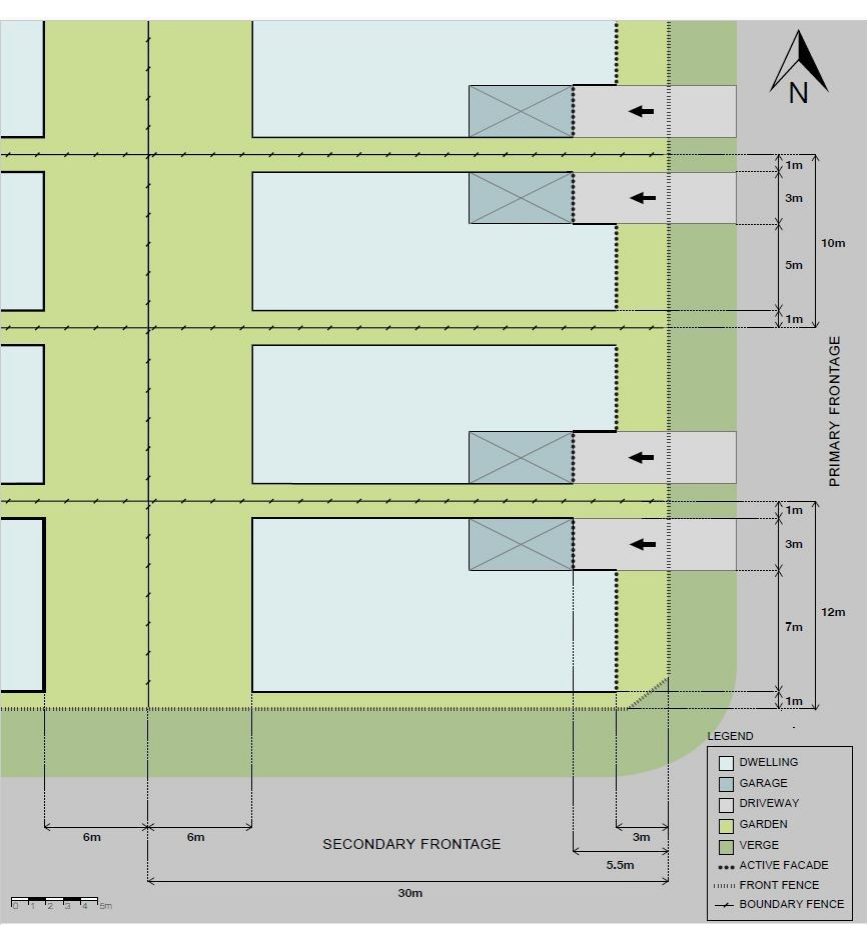


Figure 2.5 Example lot and dwelling layout of dwellings within Precinct A designed in accordance with the acceptable solutions under Clause F2.6.2, F2.6.4, F2.7.1 and F2.7.2, where access is from the primary frontage and the lot frontage is between 30 degrees east and west of north.



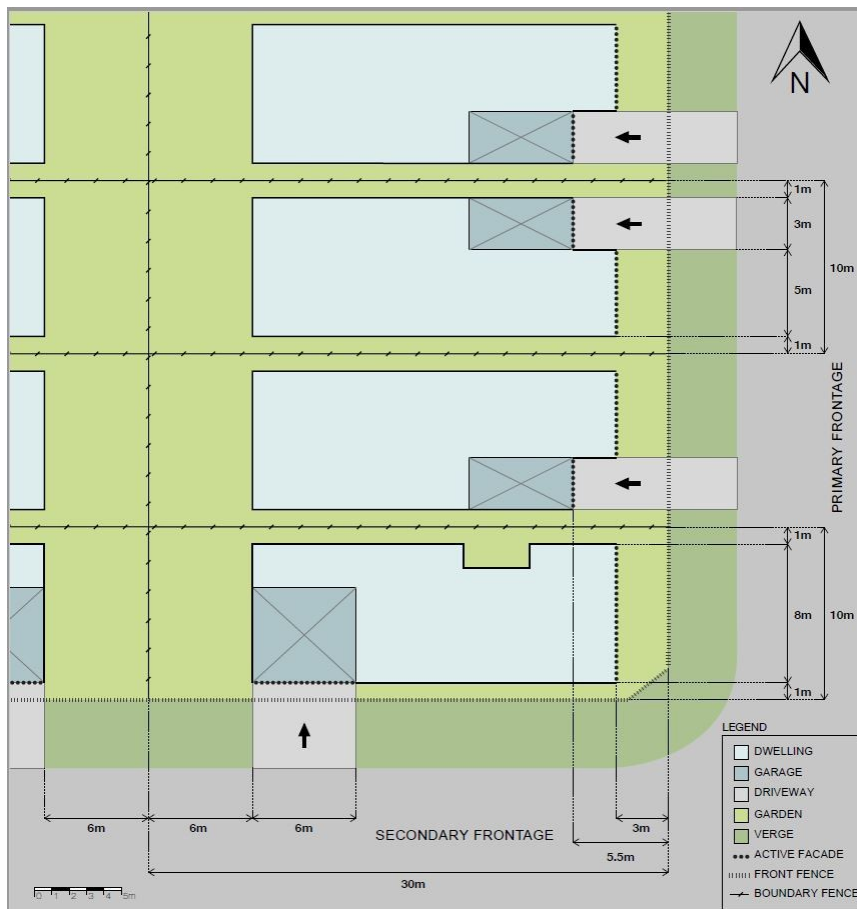


Figure 2.6 Example lot and dwelling layout of dwellings within Precinct A designed in accordance with the acceptable solutions under Clause F2.6.2, F2.6.4, F2.7.1 and F2.7.2, where access is from the secondary frontage and the lot frontage is between 30 degrees east and west of north.

The site plan illustrates a residential development with three dwellings (light blue), three garages (grey), and three driveways (light green). The dwellings are arranged in a row, with garages and driveways located to their left. The plan includes a north arrow, a scale bar (0 to 15m), and a legend. Key dimensions and features are as follows:

- Primary Frontage:** 12m, 5m, 2m, 2m, 3m, 2m, 3m, 5.5m, 25m, 6m, 6m.
- Secondary Frontage:** 25m.
- Angles:** 30°.
- Legend:**
 - DWELLING (light blue)
 - GARAGE (grey)
 - DRIVEWAY (light green)
 - GARDEN (green)
 - VERGE (dark green)
 - ACTIVE FACADE (dashed line)
 - FRONT FENCE (dotted line)
 - BOUNDARY FENCE (solid line)

Appendices

Appendix 1 - Referenced and Incorporated Documents

Incorporated Documents

Incorporated Documents		
Document Title	Description	Date
insert document title	insert description	insert date

Referenced Documents

Referenced Documents		
Document Title	Description	Date
insert document title	insert description	insert date

Appendix 2 - Planning Scheme Amendments

Appendix 3 - Planning Purposes Notice

Decision

Description	Effective Date
Planning Purposes Notice	22 February 2021

Land Use Planning and Approvals Act 1993

PLANNING PURPOSES NOTICE

I, ROGER CHARLES JAENSCH, the Minister for Planning, in pursuance of section 30EA(9) of the *Land Use Planning and Approvals Act 1993* (the Act) and on the recommendation of the Tasmanian Planning Commission, revoke the planning purposes notice issued on 26 September 2018; and further, in pursuance of section 30EA(2) of the Act and on the recommendation of the Tasmanian Planning Commission, issue the following planning purposes notice:

- (a) A local provision contained within a code or specific area plan specified in Part 1 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Brighton Council, an overriding local provision where there is a conflict with any common mandatory provision in E1.0 Bushfire Prone Areas code in the relevant scheme;
- (b) A local provision contained within a code or specific area plan specified in Part 2 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Brighton Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 10.0 General Residential Zone in the relevant scheme;
- (c) A local provision contained within a code specified in Part 3 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Brighton Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 11.0 Inner Residential Zone in the relevant scheme; and
- (d) A local provision that:
 - (i) consists of a code, or other provision, containing the wording set out in a code in Part 4 of Schedule 1; or
 - (ii) is a provision specified in Part 4 of Schedule 1;is, if included in a relevant scheme in relation to the municipal area for the Brighton Council, a conflicting local provision.

Dated this 22nd day of February 2021

ROGER CHARLES JAENSCH

Minister for Planning

Schedule 1

Part 1 – Overriding local provisions – E1.0 Bushfire Prone Areas Code

E3.0	Landslide Code
E5.0	Road and Railways Assets Code
E8.0	Electricity Transmission Infrastructure Protection Code
E9.0	Attenuation Code
E10.0	Biodiversity Code
E11.0	Waterways and Coastal Protection Code
E13.0	Historic Heritage Code
E15.0	Inundation Prone Areas Code
E16.0	Coastal Erosion Hazard Code
E20.0	Acid Sulphate Soils Code
E21.0	Dispersive Soils Code

Part 2 – Overriding local provisions – 10.0 General Residential Zone

E2.0	Potentially Contaminated Land Code
E3.0	Landslide Code
E5.0	Road and Railways Assets Code
E7.0	Stormwater Management Code
E8.0	Electricity Transmission Infrastructure Protection Code
E9.0	Attenuation Code
E10.0	Biodiversity Code
E11.0	Waterways and Coastal Protection Code
E13.0	Historic Heritage Code
E15.0	Inundation Prone Areas Code
E16.0	Coastal Erosion Hazard Code
E20.0	Acid Sulphate Soils Code
E21.0	Dispersive Soils Code
F2.0	Tivoli Green Specific Area Plan

Part 3 – Overriding local provisions – 11.0 Inner Residential Zone

E2.0	Potentially Contaminated Land Code
E3.0	Landslide Code
E5.0	Road and Railways Assets Code
E7.0	Stormwater Management Code
E8.0	Electricity Transmission Infrastructure Protection Code
E9.0	Attenuation Code

E10.0	Biodiversity Code
E11.0	Waterways and Coastal Protection Code
E13.0	Historic Heritage Code
E15.0	Inundation Prone Areas Code
E16.0	Coastal Erosion Hazard Code
E20.0	Acid Sulphate Soils Code
E21.0	Dispersive Soils Code

Part 4 – Conflicting local provisions

Nil