

Clarence Local Provisions Schedule

Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
12	13 December 2023	PDPSAMEND-2022-028710	Rezone part of 457 Rokeby Road and 469 Rokeby Road, Howrah (folio of the Register 159207/2 and 159207/1) from General Residential to Local Business and the adjacent road parcels (folio of the Register 222887/1 and 169915/1) from Utilities to Local Business.	Map
11	12 December 2023	PDPSPAMEND-2023-034393	Rezone part of 923 Grasstree Hill Road, Grasstree Hill from Landscape Conservation to Rural.	Map
10	14 June 2023	Ministerial direction (Housing Land Supply Order)	Rezone folio of the Register 6109/I from Utilities Zone to General Residential Zone.	Map
9	5 January 2023	PDPSAMEND-2021-022804	Replace road or railway attenuation area overlay maps with new road or railway attenuation area overlay map series.	Map
8	21 December 2022	Ministerial direction (Housing Land Supply Order)	Rezone part of folio of the Register 62918/35 and 62918/36 from Utilities Zone to General Residential Zone.	Map
7	28 September 2022	PDPSAMEND-2021-022807	Apply potentially contaminated land overlay to part of 1226 Richmond Road, Richmond, part of 52 Richardsons Road, Sandford and part of 115 Droughty Point Road, Rokeby.	Map
6	24 August 2022	PDPSAMEND-2021-022803	Rezone Rosny Hill Nature Recreation Area from Recreation to Environmental Management Zone	Map
5	22 August 2022	PDPSAMEND-2021-022801	Rezone land at Lindisfarne from Low Density Residential Zone and Rural Living Zone to General Residential Zone.	Map
4	13 July 2022	Ministerial direction (Housing Land Supply Order)	Rezone part of folio of the Register 28/840 from Community Purpose Zone to General Residential Zone.	Map
3	20 June 2022	PDPSAMEND-2021-022806	Replace flood-prone hazard area overlay maps with new flood-prone hazard area overlay maps.	Map
2	16 May 2022	PDPSAMEND-2021-022805	Replace waterway and coastal protection area overlay maps with new waterway and coastal protection area overlay maps	Map

1	13 October 2021	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text
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Clarence Local Provisions Schedule

CLA-Local Provisions Schedule Title

CLA-1.1 This Local Provisions Schedule is called the Clarence Local Provisions Schedule and comprises all the land within the municipal area.

CLA-Effective Date

CLA-1.2 The effective date for this Local Provisions Schedule is 13 October 2021.

CLA-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

CLA-P1.0 Particular Purpose Zone – Gordons Hill Road Community Living

CLA-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Gordons Hill Road Community Living is:

CLA-P1.1.1 To encourage the establishment of mixed use and development within the zone comprising of:

- (a) community living arrangements to suit changing residential needs within the community;
- (b) domestic scale tourist accommodation; and
- (c) ancillary services to the above.

CLA-P1.1.2 To preserve and enhance the landscape and scenic character of the zone by providing for:

- (a) retention of significant vegetation particularly on prominent steeper slopes and close to roads;
- (b) infill landscaping which enhances onsite amenity and vistas from nearby residential areas;
- (c) domestic scale development;
- (d) building design, materials and finishes that complement the landscape and scenic character; and
- (e) improved pedestrian linkages in the local area.

CLA-P1.1.3 To protect onsite residential amenity through adequate noise attenuation measures to the Tasman Highway and to provide adequate and safe parking and access for residents and visitors.

CLA-P1.1.4 To protect residential amenity of properties adjoining the zone by ensuring that no use or development unreasonably deprives any neighbouring dwelling of privacy, solar access or scenic views currently enjoyed from existing living areas.

CLA-P1.2 Local Area Objectives

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

CLA-P1.3 Definition of Terms

CLA-P1.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
urban design context report	means a report containing: (a) a context statement which explains how the proposal has been prepared and how it responds to the site

	<p>analysis; and</p> <p>(b) a site analysis which provides details of:</p> <p>(i) existing vegetation proposed to be retained;</p> <p>(ii) identification of areas proposed to be landscaped; and</p> <p>(iii) a description of proposed landscaping treatments, prepared by a suitably qualified person.</p>
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.

CLA-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
No Uses	
Discretionary	
Business and Professional Services	If for a medical centre.
Hospital Services	
Residential	If for a home-based business, residential aged care facility or retirement village.
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for a motel or serviced apartment.
Prohibited	
All other uses	

CLA-P1.5 Use Standards**CLA-P1.5.1 Residential amenity**

Objective:	Commercial uses should not detrimentally affect nearby residential amenity.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	P1 The nature of the use, the proposed opening hours, and any mitigation measures will ensure that the use will not cause unreasonable loss of residential amenity.
A2	No Acceptable Solution.	P2 The use does not cause or is likely to cause noise, dust, odour or lighting emissions that are incompatible with the protection of residential amenity.

CLA-P1.6 Development Standards for Buildings and Works**CLA-P1.6.1 Urban design**

Objective:	<ul style="list-style-type: none"> (a) The public realm should be clearly identified as predominant within the area with clear links to the semi public and private areas. (b) The development forecourts should be of high quality design and achieve a unified interconnected public space that is legible and physically permeable. (c) Frontages to the street and pedestrian areas should be active while entrances to buildings and spaces should be legible in the wider streetscape. 	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	P1 The design of buildings fronting the Tasman Highway must incorporate variations in wall and rooflines to minimise the visual mass of the building, and must ensure that: <ul style="list-style-type: none"> (a) external finishes are limited to muted tones;

	<ul style="list-style-type: none"> (b) construction materials and colour of buildings are complementary to the landscape setting; (c) all plant and equipment, excluding those for a dwelling, are located within the overall building envelope or screened from view; (d) excavation of land is kept to a minimum and buildings step down slopes; (e) an application for more than one dwelling must provide for a diversity of dwelling sizes and types to accommodate differing community needs; and (f) the design of habitable buildings within 50m of the Tasman Highway and future connecting ramp reservation boundary, is adequately protected from noise, as determined by a suitably qualified and experienced person. Appropriate design features may include, but are not limited to, double glazing and location of noise tolerant rooms on the side of the building facing the Tasman Highway and future connecting ramp.
<p>A2</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) the construction of a new roofed building; or (b) additions or alterations to existing buildings. 	<p>P2</p> <p>Development must adequately address the CLA-P1.6.1 urban design objective, having regard to the urban design context report.</p>

CLA-P1.6.2 Density

Objective:	The overall density of residential development on the site will be similar to the General Residential Zone.	
Acceptable Solutions		Performance Criteria
A1	The site coverage must be not more than 40%.	P1 No Performance Criterion.
A2	The maximum dwelling density must be not more than 1 dwelling per 375m ² of site area.	P2 No Performance Criterion.

CLA-P1.6.3 Building height

Objective:	The scale of the development should be appropriate for the context of the development.	
Acceptable Solutions		Performance Criteria
A1	Building height must be not more than 7.5m.	P1 The height of the building is demonstrated through the urban design context report as being appropriate, having regard to the impact on the overshadowing and privacy of any adjacent dwelling.

CLA-P1.6.4 Setbacks

Objective:	<p>(a) Buildings should be appropriately located, in the context of its streetscape and its neighbours, allowing for view corridors between buildings and activity spaces within the primary frontage.</p> <p>(b) The interface between commercial and residential areas should be treated in a way that enhances residential amenity while maintaining commercial form and significant common view corridors.</p>	
Acceptable Solutions		Performance Criteria
A1	Buildings must have a setback from a frontage of not less than:	P1 The setback of the building to all boundaries, including the primary frontage

<ul style="list-style-type: none"> (a) 6m from Gordons Hill Road; (b) 15m from the Tasman Highway and highway connecting ramp; and (c) 4.5m from all other roads. 	<p>is demonstrated through the urban design context report as being appropriate, having regard to the Objective of this clause.</p>
<p>A2.1</p> <p>Setbacks of walls from all boundaries, excluding a frontage, must meet the following:</p> <ul style="list-style-type: none"> (a) the exterior wall of a building not exceeding 9 m in length or 3 m in height, must be setback not less than 3m from the nearest wall of the adjacent building, and must be generally parallel (within 30 degrees) to the adjacent building; (b) the external wall of a building which exceeds 9m in length or 3m in height must be setback not less than 1 x the height of the wall or 4m in from the nearest wall of the adjacent building, whichever is greater, and must be generally parallel (within 30 degrees) to the adjacent building; and (c) if not prevented by (a) or (b), 1 external wall may abut either a side or rear boundary providing the wall does not exceed one third the length of the subject boundary and 3.5m in height. Any continuation of the building parallel to the subject boundary beyond this wall must be setback in accordance with the front boundary setback in CLA P1.6.4 A1; and <p>A2.2</p> <p>All buildings must be setback not less than 15m from the boundaries adjoining any residential or recreational zones and the Tasman Highway and connecting ramp.</p>	<p>P2</p> <p>The setback of the building to all boundaries, is demonstrated through an Urban Design Context Report as being appropriate, having regard to, the Objective of this clause.</p>

CLA-P1.6.5 Private open space for dwellings

Objective:	Adequate private open space, taking into consideration a commercial environmental context, will be provided for the reasonable recreation and service needs of residents which is integrated with and reasonably accessible from the living areas of the dwelling, and has access to the sun.
Acceptable Solutions	Performance Criteria
A1 Private open space is not less than 25m ² for any dwelling.	P1 No Performance Criterion.

CLA-P1.6.6 Bird strike

Objective:	That development minimises the risk of bird strike.
Acceptable Solutions	Performance Criteria
A1 Fences higher than 1.2m must not be constructed of wire mesh, unless covered by obscure shade cloth or similar.	P1 No Performance Criterion.
A2 Buildings must : <ul style="list-style-type: none"> (a) eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, uncovered corners or opposing windows that allow sightlines through buildings; (b) use low reflective glass on external surfaces; or (c) angle glass surfaces to reflect the ground or built fabric rather than the sky or habitat. 	P2 Buildings are designed to minimise bird strike, having regard to: <ul style="list-style-type: none"> (a) the topography of the site and surrounding area; (b) existing and proposed vegetation or screening; (c) siting of building; (d) window design; and (e) advice from any relevant State authority or Commonwealth Department.

CLA-P1.7 Development Standards for Subdivision**CLA-P1.7.1 Subdivision**

Objective:	Lots suitable for the allowable uses of the zone should be facilitated.	
Acceptable Solutions		Performance Criteria
A1 The subdivision is to provide for: <ul style="list-style-type: none"> (a) a site for public services and utilities; or (b) a public open space. 		P1 All subdivision applications must demonstrate: <ul style="list-style-type: none"> (a) there will be minimal impact on the natural vegetation and visual amenity of the zone; (b) each lot must have a frontage of not less than 3.6m; and (c) that based on a 1 in 100 year event, natural drainage paths and significant stormwater catchment areas are protected from inappropriate development. This relates to development within drainage lines which may impede, restrict or adversely affect natural drainage flows.

CLA-P1.7.2 Ways and public open space

Objective:	That the arrangement of ways and public open space provides for: <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; and (b) the adequate accommodation of pedestrian and cycling 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;

	<ul style="list-style-type: none"> (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) accessibility to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed to provide opportunity for passive surveillance from neighbouring land and public roads; (f) provides for a legible movement network; (g) the route of new ways accords with any pedestrian and cycle way or public open space plan adopted by the planning authority; and (h) public open space must be provided as land or cash in lieu, in accordance with a public open space policy endorsed by council.
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CLA-P1.8 Tables

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

CLA-P2.0 Particular Purpose Zone – Kangaroo Bay

CLA-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Kangaroo Bay is:

- CLA-P2.1.1 To create a focal point for the City by providing an integrated range of tourism, recreational, commercial and residential uses and developments.
- CLA-P2.1.2 To promote appropriate development for the Bellerive Village and Kangaroo Bay foreshore area that embraces the unique and high-profile nature of the area while being responsive to the area's constraints and physical context.
- CLA-P2.1.3 To improve access, traffic circulation and pedestrian movement in the area.
- CLA-P2.1.4 To articulate a clear set of development controls for the area consistent with the strategic context.

CLA-P2.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
CLA-P2.2.1	Village Area shown on an overlay map as CLA-P2.2.1 and in Figure CLA-P2.1 as Area A - Village	<p>The local area objectives for the Village Area are:</p> <ul style="list-style-type: none"> (a) active frontages to be developed along the boardwalk and Cambridge Road; (b) outdoor spaces being integrated and well connected with adjacent spaces and roads to allow for visual and physical permeability; (c) signage being integrated into the design of buildings and relating only to business located on the site or to local public events held in area; (d) development of, or contributions to, public art and artistic activity to focus interest in the public spaces; and (e) minimisation of private car parking within the Village.
CLA-P2.2.2	Marina Area shown on an overlay map as CLA-P2.2.2 and in Figure CLA-P2.1 as Area B - Marina.	<p>The local area objectives for the Marina Area are:</p> <ul style="list-style-type: none"> (a) a consistent thematic approach, related to the waterside location and maritime activities, being reflected in the colours and materials of the built

		<p>and spatial form;</p> <p>(b) the development along Cambridge Road to provide a defined edge to the street at a consistent scale, offering glimpses of the bay, and beyond, through corridors and laneways between buildings when viewed from Cambridge Road; and</p> <p>(c) signage being integrated into the design of buildings and relating only to business located on the site or to local public events held in area.</p>
CLA-P2.2.3	<p>Wharf Area shown on an overlay map as CLA-P2.2.3 and on Figure CLA-P2.1 as Area C - Wharf.</p>	<p>The local area objectives for the Wharf Area are:</p> <p>(a) a consistent thematic approach, related to the waterside location and maritime activities, being reflected in the colours and materials of the built and spatial form;</p> <p>(b) active frontages to be developed along the boardwalk and Kangaroo Bay Drive;</p> <p>(c) outdoor spaces being integrated and well connected with adjacent spaces and roads to allow for visual and physical permeability;</p> <p>(d) the development along Cambridge Road to provide a defined edge to the street at a consistent scale, offering glimpses of the bay, and beyond, through corridors and laneways between buildings when viewed from Cambridge Road;</p> <p>(e) signage being integrated into the design of buildings and relating only to business located on the site or to local public events held in area;</p> <p>(f) the redevelopment of the old ferry terminal providing an important destination and built form focus, with public access and activity spaces around the building;</p> <p>(g) development of, or contributions to, public art and artistic activity to focus</p>

		<p>interest in the public spaces;</p> <p>(h) any private car parking being integrated with the built form, primarily to the rear of developments;</p> <p>(i) the inclusion of vehicular access from the Marina to Kangaroo Bay Drive; and</p> <p>(j) the provision of a ferry transport node, boat lay-by, new berths and refuelling options in the Wharf.</p>
CLA-P2.2.4	<p>Boulevard Area shown on an overlay map as CLA-P2.2.4 and in Figure CLA-P2.1 as Area D - Boulevard.</p>	<p>The local area objectives for the Boulevard Area are:</p> <p>(a) a consistent thematic approach, related to the waterside location and maritime activities, being reflected in the colours and materials of the built and spatial form;</p> <p>(b) development forecourts along Kangaroo Bay Drive being integrated with the activities of the buildings;</p> <p>(c) outdoor spaces being integrated and well connected with adjacent spaces and roads to allow for visual and physical permeability;</p> <p>(d) the provision of passive surveillance of the public space within and adjacent to the Boulevard through residential occupancy located above compatible commercial uses at street level;</p> <p>(e) the proposed development footprint along Kangaroo Bay Drive to provide a defined edge to the new street at a scale complementary with the escarpment, offering glimpses of the bay, and beyond, through corridors between buildings when viewed from Cambridge Road; and</p> <p>(f) any private car parking being integrated with the built form, primarily to the rear of developments.</p>

CLA-P2.3 Definition of Terms

CLA-P2.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Village Area	means the area shown in Figure CLA-P2.1 as Area A – Village.
Marina Area	means the area shown in Figure CLA-P2.1 as Area B – Marina.
Wharf Area	means the area shown in Figure CLA-P2.1 as Area C – Wharf.
Boulevard Area	means the area shown in Figure CLA-P2.1 as Area D – Boulevard.

CLA-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Food Services	If for a restaurant and in the Village Area.
General Retail and Hire	If: <ul style="list-style-type: none"> (a) in the Village Area; and (b) for a local shop, shop, or market.
Vehicle Parking	If in the Village Area and on land owned or managed by a council or State authority.
Discretionary	
Bulky Goods Sales	If not including outdoor land-based sales yard and if: <ul style="list-style-type: none"> (a) in the Wharf Area or the Marina Area; and (b) restricted to boat sales or hire office.

Business and Professional Services	<p>If:</p> <ul style="list-style-type: none"> (a) in the Boulevard Area or the Village Area; and (b) in the Boulevard Area, only if primarily located on the street level frontage and for predominantly tourism related or service maritime activities.
Community Meeting and Entertainment	
Educational and Occasional Care	If in the Village Area or the Wharf Area.
Food Services	<p>If:</p> <ul style="list-style-type: none"> (a) not a take away food premises: <ul style="list-style-type: none"> (i) in the Marina Area ; (ii) in the Wharf Area; or (iii) including a drive-through facility; and (b) not listed as Permitted.
General Retail and Hire	<p>If:</p> <ul style="list-style-type: none"> (a) not in the Marina Area; (b) predominantly tourism related or servicing maritime activities; (c) not including a drive-through facility; and (d) not listed as Permitted.
Hotel Industry	<p>If:</p> <ul style="list-style-type: none"> (a) not in the Marina Area; or (b) not including a drive-through facility.
Manufacturing and Processing	<p>If:</p> <ul style="list-style-type: none"> (a) in the Marina Area; and (b) predominantly supporting maritime activities.
Pleasure Boat Facility	

Port and Shipping	If a wharf or passenger terminal.
Residential	<p>If:</p> <p>(a) in the Village Area or the Boulevard Area, and if predominantly located above all street level frontages; or</p> <p>(b) located on folios of the Register 110437/1, 110437/2 or 108454/1 at the date of approval of the Clarence Interim Planning Scheme on 1 July 2015.</p>
Service Industry	<p>If:</p> <p>(a) predominantly to support marine activities; and</p> <p>(b) not including servicing or maintenance of marine engines or outboard motors.</p>
Sports and Recreation	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	<p>If:</p> <p>(a) not in the Marina Area; or</p> <p>(b) not listed as Permitted.</p>
Visitor Accommodation	If located in the Wharf Area and if predominantly above the ground floor, excluding elements associated with access and car parking.
Prohibited	
All other uses	

CLA-P2.5 Use Standards

CLA-P2.5.1 All uses

Objective:	That commercial activities 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 50m of		Hours of operation of a use, within 50m of a

<p>a residential zone, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 6.00am to 10.00pm Monday to Saturday; and (a) 7.00am to 9.00pm Sunday and public holidays, <p>excluding for residential, office and administrative activities.</p>	<p>residential zone, must not have an unreasonable impact upon the residential amenity of land in a residential zone.</p>
<p>A2</p> <p>Noise emissions of a use measured at the boundary of a residential zone, must be not more than:</p> <ul style="list-style-type: none"> (a) 65dB(A) (L_{Amax}) at any time; (b) 55dB(A) (L_{Aeq}) within 7.00am to 7.00pm; and (c) within 7.00pm to 7.00am, the lower of: <ul style="list-style-type: none"> (i) 5dB(A) above the background (L_{A90}) level; or (ii) 40dB(A) (L_{Aeq}). <p>Measurement of noise levels must be:</p> <ul style="list-style-type: none"> (a) in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, 2nd Edition, July 2018, including adjustment of noise levels for tonality and impulsiveness; and (b) averaged over a 15 minute time interval. 	<p>P2</p> <p>The operation of a use within 50m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through noise or other emissions in their timing, duration or extent.</p>
<p>A3</p> <p>External amplified loud speakers or music must not be used within 50m of a residential zone.</p>	<p>P3</p> <p>The operation of a use within 50m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through noise or other emissions in their timing, duration or extent.</p>

<p>A4</p> <p>External lighting within 50m of a residential zone, must:</p> <ul style="list-style-type: none"> (a) be turned off between 11.00pm and 6.00am, excluding any security lighting; and (b) security lighting, must be baffled to ensure they do not cause emission of light outside the zone. 	<p>P4</p> <p>External lighting within 50m of a residential zone, must not adversely affect the amenity of adjoining residential areas, having regard to:</p> <ul style="list-style-type: none"> (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.
<p>A5</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles and garbage removal to or from a site within 50m of a residential zone, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 6.00pm Monday to Fridays; (b) 9.00am to 5.00pm Saturday; and (c) 10.00am to 12.00 noon Sunday and public holidays. 	<p>P5</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles and garbage removal to or from a site within 50m of a residential zone or Inner Residential Zone, must not have an unreasonable adverse impact on residential areas, having regard to:</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) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation structures between the vehicle movement areas and dwellings; and (f) potential conflicts with other traffic.

CLA-P2.6 Development Standards for Buildings and Works

CLA-P2.6.1 Building height

Objective:	That the scale of the development is appropriate for the context of the development and the buildings define the public spaces and streets.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) Building height must be contained within a building envelope on an approved plan of subdivision; or</p> <p>(b) Building height must be not more than 2 storeys at the frontage to a public road.</p>	<p>P1</p> <p>(a) Building height is consistent with the zone purpose and local area objectives;</p> <p>(b) Building height within the Village Area is to be generally consistent with the surrounding development;</p> <p>(c) Building height within the Boulevard Area should generally not exceed 3 storeys above the escarpment at that location; and</p> <p>(d) Increased building height in the Marina Area and Wharf Area may be considered if the development incorporates a scale and architectural response that is cognisant of its location and visual importance in the bay and surrounds.</p>

CLA-P2.6.2 Setbacks

Objective:	That the location of buildings allow for visual permeability and opportunities for activities integrated with public spaces.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings must have a setback contained within a building envelope on an approved plan of subdivision.</p>	<p>P1</p> <p>Buildings must have a setback:</p> <p>(a) from a frontage to the boardwalk and Kangaroo Bay Drive that is sufficient to contain activities within development forecourts; and</p> <p>(b) between buildings that is sufficient to allow for view corridors through and beyond the area.</p>	

CLA-P2.6.3 Design

Objective:	That the built form and spatial form is a high quality and well designed to respond to the context of the area.
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Acceptable Solutions	Performance Criteria
A1 The development is for minor addition or alteration to an existing building.	P1 The design of new buildings or addition or alteration to an existing building, excluding minor addition or alteration to an existing building, must respond to the context of the site by providing: <ul style="list-style-type: none"> (a) private spaces that are open and have clear connection to public spaces; (b) development forecourts that are interconnected with easy and legible movement between each other; and (c) frontages to the street and pedestrian areas that are active, and entrances to buildings and spaces that are legible in the wider streetscape.

CLA-P2.6.4 Private open space for all dwellings

Objective:	That dwellings are provided with adequate private open space, taking into consideration a commercial environmental context.	
Acceptable Solutions	Performance Criteria	
A1 A dwelling must have private open space that: <ul style="list-style-type: none"> (a) is in one location and not less than 12m²; (b) has a horizontal dimension of not less than 2m; and (c) is directly accessible from a habitable room, other than one solely used as a bedroom. 	P1 A dwelling must have sufficient private open space that is appropriate for the size of the dwelling having regard to: <ul style="list-style-type: none"> (a) the anticipated requirements of the occupants; and (b) any common space or public open space in the vicinity. 	

CLA-P2.7 Development Standards for Subdivision

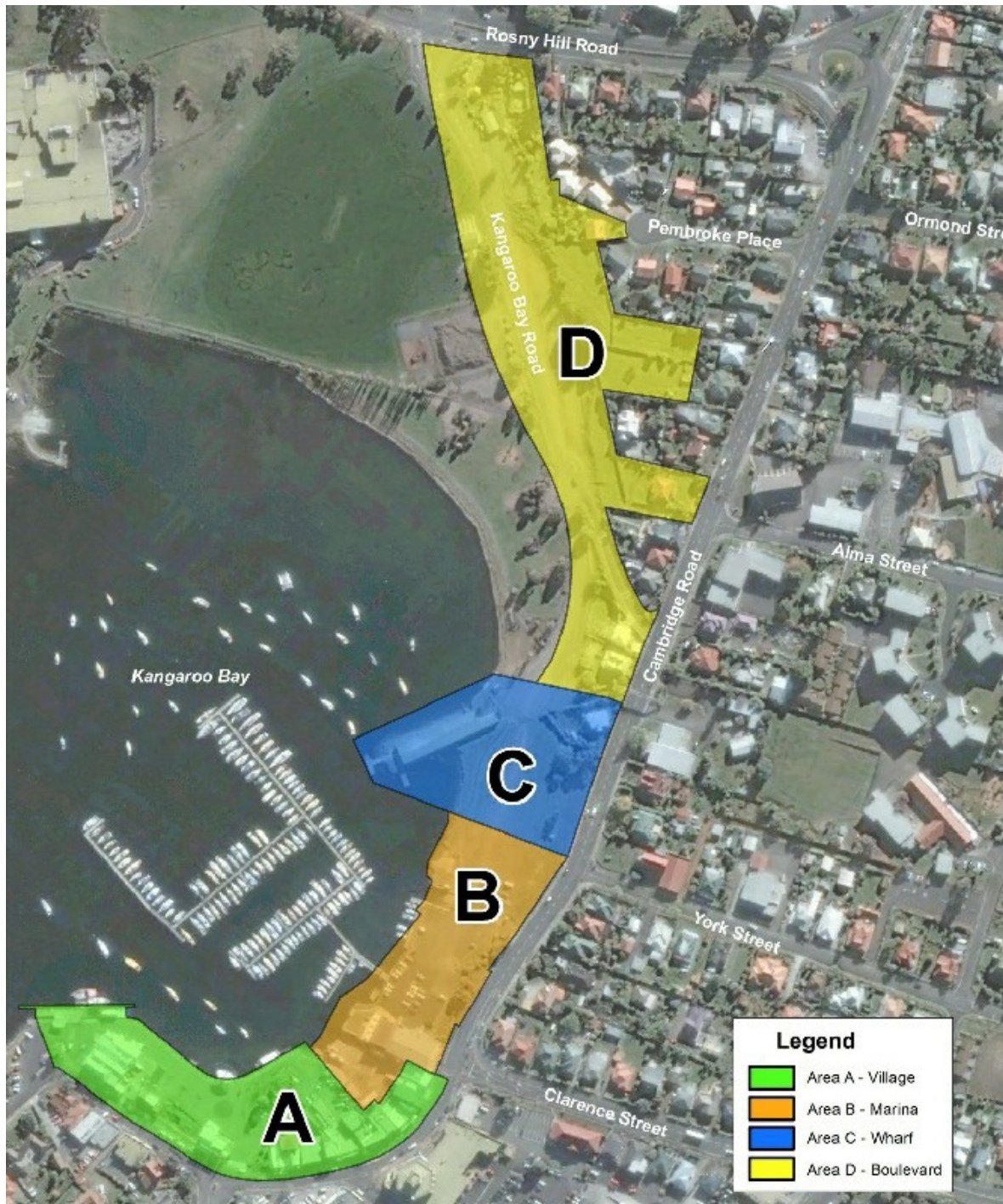
CLA-P2.7.1 Lot design

Objective:	<p>That subdivision:</p> <ul style="list-style-type: none"> (a) achieves the local area objectives for the relevant area; and (b) provides for lot sizes suitable for the intended use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than 200m², excluding for public open space, a riparian reserve or Utilities.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a rectangular building area that:</p> <ul style="list-style-type: none"> (a) is clear of the frontage, side or rear boundary setbacks required by clause CLA-P2.6.2; (b) is clear of easements; (c) is clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a gradient no steeper than 1 in 8; or (e) is 10m x 15m. 	<p>P2</p> <p>No Performance Criterion.</p>

CLA-P2.8 Tables

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

Figure CLA-P2.1 Kangaroo Bay Local Areas



CLA-P3.0 Particular Purpose Zone – Cambridge Commercial**CLA-P3.1 Zone Purpose**

The purpose of the Particular Purpose Zone – Cambridge Commercial is:

- CLA-P3.1.1 That the zone is the principal retail and commercial centre in southern Tasmania specialising in bulky goods, campus style offices and out of centre activities.
- CLA-P3.1.2 That the zone is developed in response to its landscape setting so that both its aesthetic and business images enhance and promote the gateway entrance to Hobart and are appropriate to the immediate setting and the surrounding locality.

CLA-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
CLA-P3.2.1	Cambridge Commercial, shown on an overlay map as CLA-P3.2.1.	<p>The local area objectives for Particular Purpose Zone - Cambridge Commercial are:</p> <ul style="list-style-type: none"> (a) to provide for bulky goods sales, direct factory outlet centres and campus style offices as its core uses, with other premises providing for associated businesses or business with similar locational needs; (b) to provide for a range of uses that capitalise on the unique location with its highly visible profile, access to transport linkages, passing traffic and accessibility for customers; (c) that the margins of the area continue to be defined by the landscape setting and its differing uses in order to retain its bounded character; and (d) that the built character, especially that facing Tasman Highway will contribute to an attractive gateway entrance to Hobart, using architectural

		treatments, landscaping and site layout. Building forms will be influenced by the immediate streetscape and also by valley setting and its backdrop of forested and rural hills.
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CLA-P3.3 Definition of Terms

CLA-P3.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
direct factory outlet	means land used for specialised retail purposes that: <ul style="list-style-type: none"> (a) requires a large floor area; (b) contains retail premises of various floor spaces, typically selling single brand, surplus, out of season, seconds, sample or discontinued stock at discounted prices; (c) may contain associated amenities such as a food court; and (d) has a retail catchment exceeding the local area.
campus style office complex	means land used as professional offices with an area not less than 5,000m ² per tenancy.
urban design context report	means a report containing a context statement and a site analysis plan. The context statement must be prepared by a suitably qualified person and must explain how the proposal has been prepared and how it has responded to the site analysis to meet the local area objectives.

CLA-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Any Use Class listed as Permitted	If replacing an existing use on the site with a use in a different Use Class listed as Permitted, and there is no associated development requiring a permit.
Natural and Cultural Values Management	

Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	If for showrooms for furniture, electrical goods, floor coverings, or sporting equipment.
Business and Professional Services	If for campus style office complex.
Emergency Services	
General Retail and Hire	If for a direct factory outlet.
Food Services	If for a take away food premises, restaurant or café on the same property as a Bulky Goods Sales use.
Utilities	If not listed as No Permit Required.
Discretionary	
Bulky Goods Sales	If not listed as Permitted.
Community Meeting and Entertainment	
Educational and Occasional Care	
Equipment and Machinery Sales and Hire	If not adjoining the Tasman Highway.
General Retail and Hire	If: (a) gross floor area per tenement is greater than 200m ² ; or (b) not listed as Permitted
Resource Processing	If for food and beverage production and includes tasting and tours.
Service Industry	If associated with goods and services provided elsewhere within this zone.
Sports and Recreation	
Storage	
Transport Depot and Distribution	
Vehicle Fuel Sales and	

Service	
Vehicle Parking	<p>If:</p> <ul style="list-style-type: none"> (a) for public park and ride facility; and (b) not fronting Tasman Highway.
Visitor Accommodation	If for a motel.
Prohibited	
All other uses	

CLA-P3.5 Use Standards

CLA-P3.5.1 External Lighting

Objective:	That uses do not cause unreasonable impacts on the amenity of the surrounding area; on road safety; and on airport operations.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>External lighting must:</p> <ul style="list-style-type: none"> (a) be aligned or baffled to ensure it does not cause direct emission of light onto a carriageway, or impact on the operation of an airport; (b) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (c) if for security lighting, be baffled so that direct light does not extend beyond the boundaries of the site. 		<p>P1</p> <p>External lighting must not cause unreasonable impacts on the amenity to the surrounding area, on road safety, and on airport operations, having regard to:</p> <ul style="list-style-type: none"> (a) the level of illumination and duration of lighting; (b) the findings of any expert report concerning traffic safety; (c) the views of the airport operator; and (d) the distance to a dwelling.

CLA-P3.5.2 Discretionary use

Objective:	<p>That uses do not cause unreasonable impacts on:</p> <ul style="list-style-type: none"> (a) the residential amenity of the surrounding area; or (b) road safety. <p>That the local area objectives of the zone are met.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use must be at a scale, or operationally laid out, to ensure that it does not detract from the primary purpose of the zone to provide for bulky goods sales, direct factory outlet centres and campus style offices as its core uses, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and scale of the use; (b) the hours of operation; (c) any emissions generated by the use; (d) the type and intensity of traffic generated by the use; (e) the impact on the character of the land within the zone and the surrounding area; and (f) the appearance and functioning of nearby bulky goods sales, direct factory outlet centres and campus style offices.

CLA-P3.6 Development Standards for Buildings and Works**CLA-P3.6.1 Height**

Objective:	<p>That building height:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape; and (b) enhances the gateway entrance to Hobart.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 15m.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the scale of nearby buildings; (b) the potential to avoid unreasonably overshadowing adjacent public space; (c) the provision of a transition in height between adjoining buildings, if appropriate; (d) the impact on overshadowing of required landscaped areas on any adjoining property; (e) the proportion of the total building area that exceeds 15m in height is reasonably offset by factors such as: <ul style="list-style-type: none"> (i) the location of the particular part of the building above 15m in height; (ii) the setback to property boundaries; (iii) the topography of the site; (iv) the comparable nature of nearby buildings; (v) the architectural merit of the building, including whether the form of construction, cladding materials and articulation of the building offset or justify the variation to height; and

	(f) the local area objectives.
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CLA-P3.6.2 Setbacks

Objective:	That building setback: <ul style="list-style-type: none"> (a) is compatible with the streetscape; (b) provides appropriate space between buildings on adjoining properties for sufficient landscaping to enhance site appearance; and (c) enhances the gateway entrance to Hobart.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage and be generally parallel to the frontage and be not less than: <ul style="list-style-type: none"> (a) 20m, if abutting Tasman Highway; or (b) 10m, if abutting any other road. 	P1 Buildings may have a setback from a frontage not less than 10m from the Tasman Highway or not less than 6m to any other road, having regard to: <ul style="list-style-type: none"> (a) the compatibility of the setback with adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (b) the characteristics of the site, adjoining properties and the streetscape; (c) the parking layout; (d) the need to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping and help to attenuate site impacts, taking into account: <ul style="list-style-type: none"> (i) the site's area and dimensions and the proportion of the intrusion; (ii) compatibility with buildings on adjacent properties in the streetscape; (iii) whether the site is on a corner and whether the discretion relates to only one frontage;

	<ul style="list-style-type: none"> (iv) whether the intrusion is for a minor component of the building that enhances the appearance of the site; and (v) the adequacy of land retained for landscaping to enhance the appearance of the site and for appropriate vehicular access; and (e) the local area objectives.
<p>A2</p> <p>Buildings must have a setback from side and rear boundaries of not less than 3m.</p>	<p>P2</p> <p>Buildings must be sited a sufficient distance from side and rear boundaries to enhance the streetscape, provide adequate space for vehicle access, parking, maintenance access and landscaping and help to attenuate site impacts, having regard to:</p> <ul style="list-style-type: none"> (a) the site's area and dimensions and the proportionate intrusion; (b) compatibility with buildings on adjacent properties in the streetscape; (c) compatibility with setback on the adjoining property and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area; (d) the setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and (e) whether the proposed height of the building and length of the proposed setback from side and rear boundaries will cause an unreasonable loss of amenity to the adjoining property including unreasonable overshadowing of any area required for a landscaping treatment.

CLA-P3.6.3 Design

Objective:	<p>That building design:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and does not unreasonably compromise the amenity of the overlooking areas; and (b) enhances the gateway entrance to Hobart.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must:</p> <ul style="list-style-type: none"> (a) provide windows and door openings at ground floor level; (b) ensure that walls facing a road or any internal car park must contain not less than 70% glazing; (c) have walls clad in muted colours; (d) not have security shutters or grilles over windows or doors on a façade facing the frontage or other public places; (e) have mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, screened from view from the street and other public spaces; (f) have roof-top mechanical plant and service infrastructure, contained within the roof or screened from the street, from overlooking surrounding areas and other public spaces; (g) have new buildings and additions obscured by existing buildings so that no part of the proposed building could be seen from the Tasman Highway or Kennedy Drive road reserves; and (h) provide external lighting to illuminate external vehicle parking areas and pathways. 	<p>P1</p> <p>The design of buildings must enhance the appearance of the site and the streetscape having regard to:</p> <ul style="list-style-type: none"> (a) making a positive contribution to the character of the area, by promoting an attractive image, especially for building elements that face the Tasman Highway; (b) the need for buildings to: <ul style="list-style-type: none"> (i) use external cladding with suitable tone, texture, materials, relief and fenestration; (ii) not present blank facades to the street or to customer car parking areas; (iii) ensure walls fronting the Tasman Highway and any internal car park contain sufficient glazing, to ensure the premises interacts positively with the pedestrian environment and enhances the gateway entrance to Hobart; (c) whether ancillary shops, offices, cafes or other facilities are integrated with the design of buildings containing the principal use; (d) the minimisation of visual intrusiveness of roof-top service infrastructure, including service plants and lift structures by integrating them into the building design; (e) wind protection for the convenience,

	<p>comfort and safety of pedestrians;</p> <p>(f) the local area objectives; and</p> <p>(g) an urban design context report.</p>
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CLA-P3.6.4 Passive surveillance

Objective:	That building and site design provides for the safety of the public.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Building design must provide for:</p> <p>(a) the main pedestrian entrance to the building to be clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) walls facing a road or any internal car park with windows and door openings at ground floor level which amount to no less than 40% of the surface area of the ground floor level facades;</p> <p>(c) no concealed alcoves near public spaces; and</p> <p>(d) external lighting to illuminate car parking areas and pathways.</p>		<p>P1</p> <p>Building design must provide for passive surveillance of public spaces, having regard to:</p> <p>(a) providing the main entrance or entrances to a building that are clearly visible from nearby buildings and public spaces;</p> <p>(b) locating windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporating 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) locating external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) providing external lighting to illuminate car parking areas and pathways;</p> <p>(f) the need for public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; and</p> <p>(g) the need to provide for sight lines to other buildings and public spaces.</p>

CLA-P3.6.5 Landscaping

Objective:	<p>That a well planned landscaping treatment enhances:</p> <ul style="list-style-type: none"> (a) the appearance of the site and the streetscape; and (b) the role of the Tasman Highway as the gateway entrance to Hobart.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings, whether free standing or extensions to an existing building, cannot be viewed from a public road.</p>	<p>P1</p> <p>Landscaping must enhance the appearance of the site and the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the appearance and amenity of the development, including any public car parking area; (b) the need to recognise the importance of the appearance of Tasman Highway as the gateway entrance to Hobart, by providing landscaped buffers to enhance buildings and sites abutting the Highway; (c) the ability to provide a range of plant height and forms to create diversity, interest and amenity; (d) using landscaping to soften the visual impact of buildings by breaking up building mass and enhancing architectural elements; (e) the area within 10m of a boundary abutting the Tasman Highway, or 6m to any other road, excluding site entry or exit access, must be landscaped; and (f) the local area objectives.

CLA-P3.6.6 Outdoor storage and display

Objective:	Outdoor storage and display areas must not detract from the appearance of the site or the streetscape, especially the Tasman Highway.	
Acceptable Solutions		Performance Criteria
A1	Outdoor storage areas, excluding for the display of goods for sale, must:	P1
	<p>Outdoor storage areas, excluding for the display of goods for sale, must:</p> <ul style="list-style-type: none"> (a) be located behind the façade of the building; and (b) have all stored goods and materials screened from public view. 	<p>Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity to the area.</p>

CLA-P3.6.7 Fencing

Objective:	That fencing does not cause an unreasonable loss of amenity to the streetscape.	
Acceptable Solutions		Performance Criteria
A1	Fencing must comply with the following:	P1
	<ul style="list-style-type: none"> (a) fences, walls and gates 1.5m above existing ground level must not be erected within 10m of a frontage; (b) frontage fences must be at least 50% transparent above a height of 1.2m. 	<p>Fencing must not cause an unreasonable loss of amenity to the streetscape or the appearance of Tasman Highway as the gateway entrance to Hobart, having regard to:</p> <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; and (h) the local area objectives.

CLA-P3.7 Development Standards for Subdivision**CLA-P3.7.1 Lot design**

Objective:	To provide for lots with appropriate area, dimensions, services, roads and access in order to accommodate development consistent with the Zone Purpose and the local area objectives.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than 2,000m² excluding for public open space, or Utilities.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area to accommodate development consistent with the Zone Purpose and the ability to accommodate adequate building, landscaping, car parking, loading and access space.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a building area that is rectangular in shape and is:</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; and (d) able to contain a minimum area of 20m x 30m. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must contain a suitable building area able to accommodate use and development reasonably anticipated by the zone.</p>
<p>A3</p> <p>Each lot, or lot proposed in a plan of subdivision, must have a frontage of not less than 25m, excluding lots for public open space, or Utilities.</p>	<p>P3</p> <p>Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage that is sufficient to accommodate development consistent with the Zone Purpose and local area objectives and not less than 10m.</p>
<p>A4</p> <p>The subdivision includes no new roads.</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 endorsed by council; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, if appropriate, to the common boundary; and (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
<p>A5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criterion.</p>

CLA-P3.8 Tables

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

CLA-S1.0 Clarence Heights Specific Area Plan

CLA-S1.1 Plan Purpose

The purpose of the Clarence Heights Specific Area Plan is:

- CLA-S1.1.1 To establish a framework for graduated development and land use within the Clarence Heights Planning Area, development is to grade from urban development on lower slopes close to the existing suburb of Clarendon Vale to conserved bushland on elevated areas to the north and west of the Clarence Heights area.
- CLA-S1.1.2 To facilitate development and land use consistent with conservation of natural systems and landscape values of the Clarence Heights Specific Area Plan and Clarence Plains Rivulet and catchment.
- CLA-S1.1.3 To provide effective physical, circulation and usage links between development in the Clarence Heights Specific Area Plan and Clarendon Vale, the City of Clarence suburbs and Greater Hobart.
- CLA-S1.1.4 To facilitate development undertaken in accordance with best practice for efficient use of resources and infrastructure, provision of housing, provision of recreation opportunities, pedestrian friendly environments, crime minimisation principles and fire hazard minimisation.
- CLA-S1.1.5 To guide aspects of development and land management including:
 - (a) provision of infrastructure;
 - (b) requirements for conservation of natural values, landscape values and amenity; and
 - (c) occupation of lots.
- CLA-S1.1.6 To implement the Clarence Heights Master Plan identified in Figure CLA-S1.3 and Figure CLA-S1.4 and recognise the roles and local area objectives for each the precincts identified in Figure CLA-S1.2.

CLA-S1.2 Application of this Plan

- CLA-S1.2.1 The specific area plan applies to the area of land designated as Clarence Heights Specific Area Plan on the overlay maps and in Figure CLA-S1.1.
- CLA-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) Landscape Conservation Zone;
 - (b) Low Density Residential Zone;
 - (c) General Residential Zone;
 - (d) Local Business Zone;
 - (e) Utilities Zone; and

- (f) Open Space Zone,
as specified in the relevant provision.

CLA-S1.3 Local Area Objectives

CLA-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S1.3.1.1	Urban Precinct, shown on an overlay map as CLA-S1.3.1.1 and in Figure CLA-S1.2	To provide for residential use and development.
CLA-S1.3.1.2	Transition Precinct, shown on an overlay map as CLA-S1.3.1.2 and in Figure CLA-S1.2	To provide for appropriately scaled residential use and development within a transition landscape setting between the urban areas adjacent to Clarendon Vale and the bushland Skyline Precinct above.
CLA-S1.3.1.3	Skyline Precincts, shown on an overlay map as CLA-S1.3.1.3 and in Figure CLA-S1.2	To provide for the development of private conservation lots and the preservation of natural values.
CLA-S1.3.1.4	Open Space Precincts, shown on an overlay map as CLA-S1.3.1.4 and in Figure CLA-S1.2	<p>To provide for recreation opportunities, landscape values, infrastructure and conservation of natural values as follows:</p> <p>(a) Conservation Area - Blue Gums:</p> <p>(i) the Conservation Area - Blue Gums requires management which is consistent with the maintenance and enhancement of biodiversity conservation values;</p> <p>(ii) the viability of the blue gum forest is to be a priority. Limited active recreation may be compatible with this intent.</p> <p>(b) Conservation Area - Rock Plates:</p>

		<ul style="list-style-type: none"> (i) rock plates are rare and localized biological communities requiring conservation. They provide habitat for a range of distinct flora including rare and threatened species; (ii) the Conservation Area - Rock Plates areas at the entry to Clarence Heights are located as a potential open space suitable for community uses compatible with conservation of the values of the rock plates; <p>(c) Community Facility Area:</p> <ul style="list-style-type: none"> (i) the development in the Community Facility Area should be located on flat topography close to the entry roads into the Clarence Heights Specific Area Plan; (ii) these areas are to be developed consistent with community open space requirements not fulfilled by other open space areas including provision of a sport field and play areas.
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CLA-S1.4 Definition of Terms

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

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

	<p>(a) the location of existing trees, details of trees to be retained and newly planted vegetation;</p> <p>(b) tree location consistent with street light design, location of in-ground services and sight-lines for drivers and pedestrians at driveways;</p> <p>(c) final alignment of roads and any paths to allow for retention of trees; and</p> <p>(d) the location of underground infrastructure including power, consistent with retention of existing trees being incorporated as street trees.</p>
Open Space Precincts	means the area of land shown as Conservation Area – Blue Gums, Conservation Area – Rock Plates, Parkways, and Community Facility Area in Figure CLA-S1.2.
rock plate area plan	means a plan identifying the exact extent of the rock plate area located by a land surveyor and identified in consultation with a suitably qualified botanist.
Skyline East Precinct	means the area of land shown as Skyline Precinct - Skyline East in Figure CLA-S1.2.
Skyline North Precinct	means the area of land shown as Skyline Precinct - Skyline North in Figure CLA-S1.2.
Skyline Precincts	means the area of land shown as Skyline Precinct - North Precinct and Skyline Precinct - East Precinct shown in Figure CLA-S1.2.
traffic impact assessment	means a study or a statement prepared in accordance with the <i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i> by a person with qualifications and a level of experience appropriate to the significance of the traffic impact.
Transition Precinct	means the Transition Precinct area shown in Figure CLA-S1.2.
Urban Precinct	means the Urban Precinct area shown in Figure CLA-S1.2.

CLA-S1.5 Use Table

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

CLA-S1.6 Use Standards**CLA-S1.6.1 Skyline Precincts**

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

Objective:	To protect natural values in the Skyline Precincts.
Acceptable Solutions	Performance Criteria
A1 A use: <ul style="list-style-type: none"> (a) not located in the Skyline Precincts; (b) in the Skyline North Precinct, use for Natural and Cultural Values Management; or (c) in the Skyline East Precinct, land to be used as private conservation reserves. 	P1 No Performance Criterion.

CLA-S1.7 Development Standards for Buildings and Works**CLA-S1.7.1 Visual impact**

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

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

Objective:	To limit visual impact of development.
Acceptable Solutions	Performance Criteria
A1 In the Transition Precinct and Skyline East Precinct: <ul style="list-style-type: none"> (a) all external surfaces of buildings, structures, paving and retaining walls must be coloured using colours with a light reflectance value not more than 40%. 	P1 No Performance Criterion.

(b) all clearing works and building construction, excluding for access, and bushfire management, is in the area shown as Building Envelope in Figure CLA-S1.3.	
A2 In the Skyline North Precinct, the area of development or disturbance, including areas of land management and fire hazard abatement and excluding an entry road, is less than 4ha.	P2 No Performance Criterion.

CLA-S1.7.2 Natural Values

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

Objective:	To protect natural values in the Skyline Precincts and Open Space Precinct.
Acceptable Solutions	Performance Criteria
A1 Development must not be located in the Conservation Area - Rock Plate or Community Facility Area.	P1 Development located in the Open Space Precincts is to be for the purposes of providing recreation opportunities, landscape amenity, infrastructure and conservation of natural values, having regard to: <ul style="list-style-type: none"> (a) the viability of the blue gum forest; (b) retention of the rock plate flora; (c) a rock plate area plan; (d) the topography in the Community Facility Area; (e) the need for open space, a sport field and play areas in the Community Facility Area; and (f) the local area objectives.
A2	P2

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

CLA-S1.8 Development Standards for Subdivision

CLA-S1.8.1 Lot size and configuration

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

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

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

CLA-S1.8.2 Scenic and urban character

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

Objective:	That Clarendon Vale together with Clarence Heights appears as a contained settlement set below the wooded slopes of the Meehan Range. Subdivision is designed to minimise visual impact.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision includes no new roads.</p>	<p>P1</p> <p>Roads must be designed and landscaped to reduce visual impact having regard to:</p> <ul style="list-style-type: none"> (a) locating roads primarily across contours; (b) a landscape plan; and (c) density of trees along streets being comparable to 2 trees per lot or 1 tree between lots on the top side of a street and 2-3 trees alongside each of the lots on the lower side of a street, providing privacy on the lower side.
<p>A2</p> <p>The subdivision includes no new roads, recreation or public open space lots.</p>	<p>P2</p> <p>Civil works associated with a subdivision must be designed and landscaped to reduce visual impact, having regard to:</p> <ul style="list-style-type: none"> (a) tree location consistent with street light design, location of in-ground services and sight-lines for drivers and pedestrians at driveways; (b) final alignment of roads and any paths to allow for retention of trees; (c) the location of underground infrastructure including power, consistent with retention of existing trees being incorporated as street trees; and

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

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

Objective:	To provide an efficient road system compatible with safe use of the streets by cyclists and providing for convenient cycle and pedestrian circulation.	
Acceptable Solutions		Performance Criteria
A1 The subdivision includes no new roads.		P1 The road layout must be generally consistent with the Clarence Heights Master Plan shown in Figure CLA-S1.3 and Figure CLA-S1.4, and achieve a low hazard and low speed traffic environment having regard to: <ul style="list-style-type: none"> (a) connectivity and legibility for all road users; (b) connectivity to the walking and cycle network; and (c) any advice in a traffic impact assessment.

CLA-S1.8.4 Natural values

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

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

CLA-S1.8.5 Water sensitive urban design

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

Objective:	To minimise adverse stormwater impacts and reduction in water flow into the Clarence Plains Rivulet catchment.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision plans are to include water sensitive urban design principles and practices.

CLA-S1.8.6 Staging

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

Objective:	To provide timely provision of offset planting, establishment of open space areas, land management and hazard reduction.	
Acceptable Solutions		Performance Criteria
A1 The subdivision is not staged.		P1 Staged subdivision must provide for: <ul style="list-style-type: none"> (a) offset planting in lieu of vegetation removal to be established at the same time as the works which cause the vegetation loss; (b) transfer of open space areas at an early stage as recognisable parks before adjacent areas are developed; (c) implementation and monitoring of weed management; and (d) protection of natural values during development.

CLA-S1.9 Tables

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

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

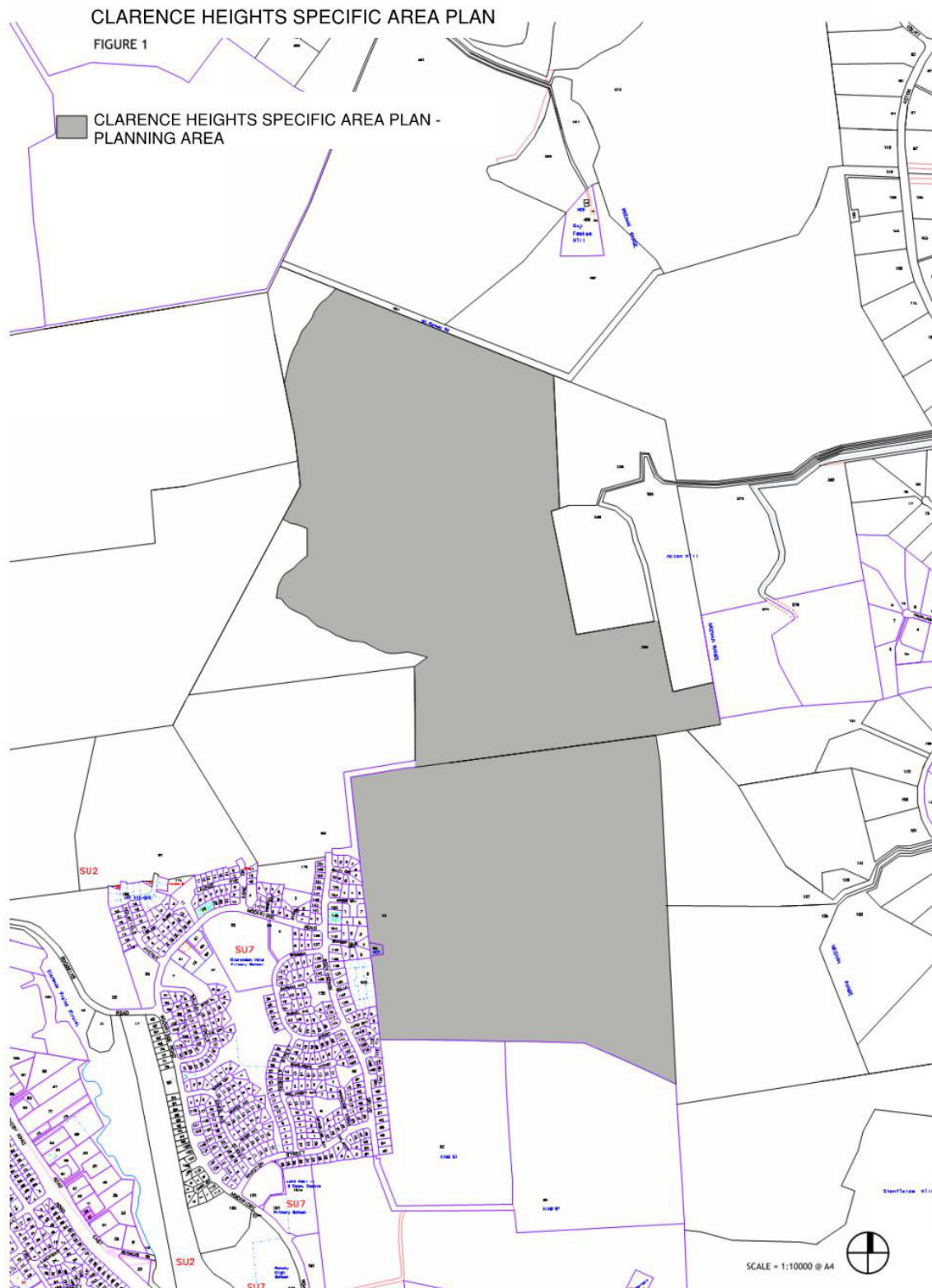


Figure CLA-S1.2 - Precincts Clarence Heights Specific Area Plan

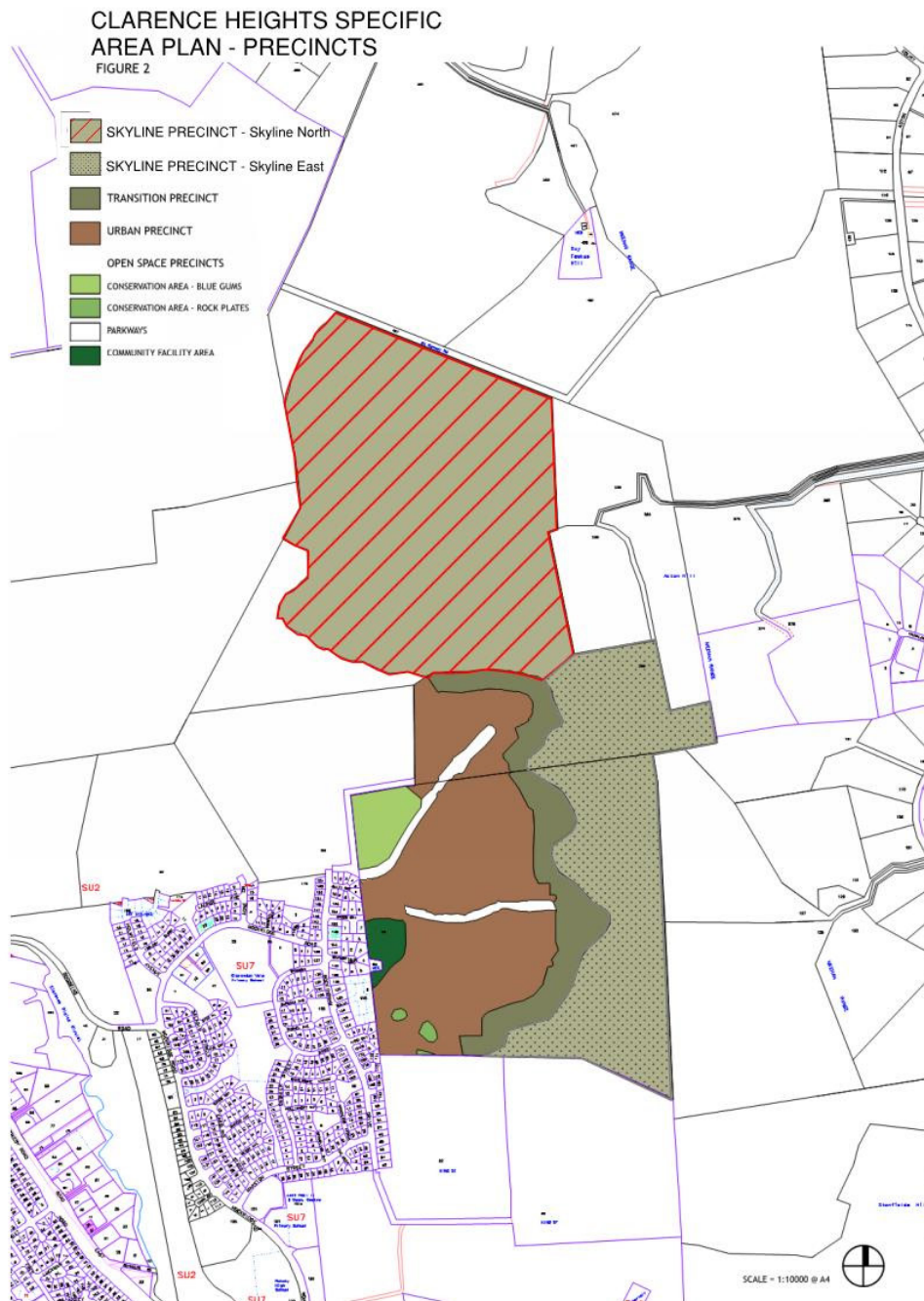


Figure CLA-S1.3 - Master Plan Clarence Heights Specific Area Plan - Sheet 1

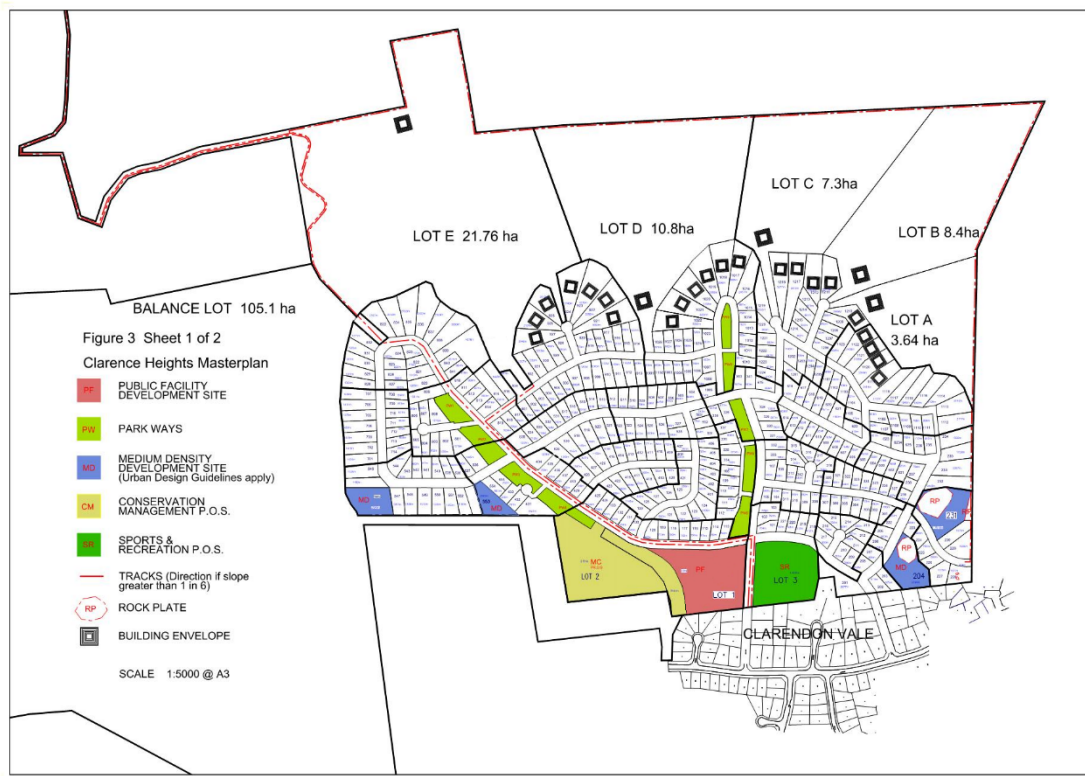


Figure CLA-S1.4 - Master Plan Clarence Heights Specific Area Plan - Sheet 2



CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan

CLA-S2.1 Plan Purpose

The purpose of the Lauderdale Neighbourhood Centre Specific Area Plan is:

- CLA-S2.1.1 To implement the recommendations of the *Clarence City Council Retail Analysis 2010* and the *Lauderdale Structure Plan 2011*, by providing for the expansion of the Lauderdale Neighbourhood Centre.

CLA-S2.2 Application of this Plan

- CLA-S2.2.1 The specific area plan applies to the area of land designated as Lauderdale Neighbourhood Centre Specific Area Plan on the overlay maps and in Figure CLA-S2.1.

- CLA-S2.2.2 In the area of land to which this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Local Business Zone;
- (b) General Business Zone; and
- (c) Signs Code,

as specified in the relevant provision.

- CLA-S2.2.3 In the area of land to which this plan applies to, an application for development must be accompanied by a report and plans that includes:

- (a) an Urban Design Context Report that addresses, but is not restricted to any or all of the following:
 - (i) physical and visual impact on the values and character of the Lauderdale Neighbourhood Centre and its coastal setting with Ralphs Bay;
 - (ii) proposed landscape areas;
 - (iii) impact on pedestrian movement and amenity;
 - (iv) traffic, access and parking provision and impact; and
 - (v) infrastructure impact and augmentation.
- (b) a traffic impact assessment report, prepared by a suitably qualified person.

CLA-S2.3 Local Area Objectives**CLA-S2.3.1 Local Area Objectives**

Sub-clause	Area Description	Local Area Objectives
CLA-S2.3.1.1	Lauderdale Neighbourhood Centre, shown on an overlay map as CLA-2.3.1.1	<p>(a) The Lauderdale Neighbourhood Centre is to be developed as a strong urban space reinforcing its role as a major entry to Lauderdale and southern Clarence in general.</p> <p>(b) That the aesthetic and physical design of development recognises, responds to and is compatible with the urban area's significant physical and visual relationship to Ralphs Bay.</p> <p>(c) High quality built form, through well designed architectural responses, responds to the area's opportunities as well as its constraints.</p> <p>(d) Development will be encouraged for the economic, social and environmental returns it will bring to the Council and community.</p>

CLA-S2.4 Definition of Terms

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

CLA-S2.5 Use Table

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

CLA-S2.6 Use Standards

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

CLA-S2.7 Development Standards for Buildings and Works**CLA-S2.7.1 Urban design**

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works, General Business Zone – clause 15.4 Development Standards for Buildings and Works.

Objective:	To promote a high standard of urban design that establishes a unique character at Lauderdale.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Development: <ul style="list-style-type: none"> (a) should complement and contribute to the specific character of the Lauderdale Neighbourhood Centre and the coastal setting of Ralphs Bay generally, by incorporating high quality built form as well as design detail; (b) should consolidate the diverse functions of the Lauderdale Neighbourhood Centre into clearly articulated and organised site management; and (c) within the Lauderdale Neighbourhood Centre should address measures for protection from the impacts of coastal hazards and climate change.

CLA-S2.7.2 Building design

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works, General Business Zone – clause 15.4 Development Standards for Buildings and Works, and C1.0 Signs Code – clause C1.6.1 Design and siting of signs.

Objective:	To promote a high standard of building form that will enhance the commercial appearance of the Lauderdale Neighbourhood Centre.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Buildings: <ul style="list-style-type: none"> (a) should be restricted to a 2 storey maximum height limit in order to preserve the low-rise character of the Lauderdale Activity Centre; (b) should positively contribute to the streetscape through their visual appearance, including façade treatment, and be appropriate for the building's mass and bulk; (c) adjacent to residential uses should address significant amenity loss to the residences by applying design techniques to reduce visual and noise impacts in particular; (d) entries should address street and public space frontages and should be clearly visible; and (e) should incorporate suitable weather protection for pedestrians and entry to the premises.
A2 No Acceptable Solution.		P2 Signage: <ul style="list-style-type: none"> (a) is high quality and structured in appearance; (b) is part of a coordinated signage strategy on each site, avoiding random sizes and haphazard content; and (c) design and structures respond to the

	coastal location.
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CLA-S2.7.3 Parking and access

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works, General Business Zone – clause 15.4 Development Standards for Buildings and Works.

Objective:	That a safe, convenient and integrated access and parking system is achieved in the development of the Lauderdale Neighbourhood Centre.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development provides for a safe, convenient and integrated access and parking system, having regard to: <ul style="list-style-type: none"> (a) car parking and loading areas being consolidated towards frontages to South Arm Road with provision for linkage between adjacent sites consistent with the Commercial Precinct – Setbacks / Parking Strategy shown in Figure CLA-S2.1; (b) limiting access movements: <ul style="list-style-type: none"> (i) into the General Business Zone from South Arm Road to be left turn only; and (ii) out of the General Business Zone to be on to Ringwood Road.

CLA-S2.7.4 Landscaping

This clause is in addition to Local Business Zone – clause 14.4 Development Standards for Buildings and Works, General Business Zone – clause 15.4 Development Standards for Buildings and Works.

Objective:	That appropriate landscaping is provided to enhance the Lauderdale Neighbourhood Centre.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 (a) High quality hard and soft landscaping is provided to complement and enhance the appearance of the development; (b) appropriate flora selections should be compatible with endemic species and the coastal microclimate; (c) landscape treatments should be designed to improve the visual impact of large hardstand areas and to enhance access to the site; and (d) public art works are encouraged to be incorporated into the Lauderdale Neighbourhood Centre.

CLA-S2.8 Development Standards for Subdivision

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

CLA-S2.9 Tables

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

Figure CLA-S2.1 Commercial Precinct – Setbacks/Parking Strategy



CLA-S3.0 Single Hill Specific Area Plan

CLA-S3.1 Plan Purpose

The purpose of the Single Hill Specific Area Plan is:

- CLA-S3.1.1 To protect and enhance the natural values of Single Hill.
- CLA-S3.1.2 To ensure the visual integrity of Single Hill is maintained, as viewed from the surrounding area including Acton, Seven Mile Beach and Fredrick Henry Bay.
- CLA-S3.1.3 To establish and maintain a high quality rural residential estate on Single Hill.
- CLA-S3.1.4 To guide development and provide certainty on Single Hill.
- CLA-S3.1.5 To implement the Single Hill Outline Development Plan.

CLA-S3.2 Application of this Plan

- CLA-S3.2.1 The specific area plan applies to the area of land designated as the Single Hill Specific Area Plan on the overlay maps.
- CLA-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) Rural Living Zone;
 - (b) Landscape Conservation Zone;
 - (c) Utilities Zone; and
 - (d) Open Space Zone,as specified in the relevant provision.

CLA-S3.3 Local Area Objectives

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

CLA-S3.4 Definition of Terms

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

CLA-S3.5 Use Table

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Resource Development	If for grazing.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for veterinary centre.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Education and Occasional Care	If for: (a) a childcare centre or primary school; or (b) an existing respite centre.
Emergency Services	
Food Services	If for a gross floor area of no more than 200m ² .
General Retail and Hire	If for: (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop.
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Resource Development	If: (a) not for intensive animal husbandry or plantation forestry; or (b) not listed as No Permit Required.

Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Residential	If for a retirement village and located at 11 Coastal Drive, Seven Mile Beach (folio of the Register 171221/23).
Sports and Recreation	If for an outdoor recreation facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

CLA-S3.6 Use Standards

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

CLA-S3.7 Development Standards for Buildings and Works**CLA-S3.7.1 Vegetation protection and visual impact**

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

Objective:	To minimise vegetation loss and visual impact associated with development.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) Development does not include roofed buildings; or</p> <p>(b) roofed buildings are located within a building envelope shown in Figure CLA-S3.2 - Building Envelopes.</p>	<p>P1</p> <p>All roofed buildings and their associated access:</p> <p>(a) is confined to the lower slopes below the skyline;</p> <p>(b) is located in a visually unobtrusive area and supported by a visual impact analysis including appropriate photomontages as viewed from significant public view points; and</p> <p>(c) any associated bushfire management does not require the clearing of standing vegetation.</p>
<p>A2</p> <p>Removal of existing native vegetation is:</p> <p>(a) within an area defined by a building envelope shown in Figure CLA-S3.2 - Lot Layout Plan; or</p> <p>(b) within the area defined by a building envelope on a Certificate of Title; or</p> <p>(c) required for the construction or maintenance of a driveway access from a public road to a building envelope or building area referred to in CLA-S3.7.1 A1(a) or (b).</p>	<p>P2</p> <p>Removal of existing native vegetation may be approved in accordance with a landscaping plan prepared by a landscape architect or similarly qualified person:</p> <p>(a) for the purposes of bushfire protection in accordance bushfire hazard management plan certified by the TFS or an accredited person;</p> <p>(b) to reduce fuel immediately adjacent to boundary fences or within designated recreational trails;</p> <p>(c) to allow for the installation of underground pipelines and cables servicing a dwelling; or</p> <p>(d) to remove environmental weeds,</p>

	<p>provided that:</p> <ul style="list-style-type: none"> (i) the landscaping plan demonstrates that visual impact, or impact on threatened species, will be minimised; and (ii) the vegetation removed is offset by establishment and maintenance of an equivalent area of native vegetation of local provenance, elsewhere on the lot.
<p>A3</p> <p>Driveways, excluding a garage access and turning area immediately adjacent to a garage, are to be not more than 3.5m wide.</p>	<p>P3</p> <p>Short sections of driveway more than 3.5m wide may be approved if it is demonstrated they are required for traffic safety.</p>

CLA-S3.7.2 Built form

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

Objective:	That design responses are contemporary, contextually appropriate and minimise visual impact from publicly accessible areas.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must not be more than 6m.</p>	<p>P1</p> <p>Building height of up to 9m may be considered if it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) any part of a building in excess of 6m in height represents less than 20% of that building's site cover; (b) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and (c) the combination of building siting, design, external materials and colours and landscaping will effectively

	minimise visual impact.
<p>A2</p> <p>The maximum height of retaining walls and the minimum horizontal separation between retaining walls at different levels is 1m.</p>	<p>P2</p> <p>Retaining walls with a maximum height of 2m may be approved if it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and (b) the combination of siting, wall design, external materials and colours and landscaping will effectively minimise visual impact.
<p>A3</p> <p>External surfaces of buildings visible to the public, excluding low reflectance window glass and unfinished surfaces:</p> <ul style="list-style-type: none"> (a) are predominantly neutral, mid-toned colours that minimise contrast with the background landscape colours; (b) may include stronger, non-primary colours on up to 5% of the area of each elevation; and (c) do not use complementary (i.e. inherently high contrast) colour schemes. 	<p>P3</p> <p>Alternative colour schemes may be approved if it can be demonstrated that the combination of design, materials and colours and landscaping will effectively minimise visual impact.</p>
<p>A4</p> <p>The area of glazing must be less than 50% of the wall area on each elevation.</p>	<p>P4</p> <p>A larger proportion of glazing on north facing walls may be approved subject to the provisions relating to Bird Strike at CLA-S3.7.3.</p>
<p>A5</p> <p>External surfaces of retaining or landscaping walls must be constructed from or clad in natural stone, timber or</p>	<p>P5</p> <p>Other materials may be approved if it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) site conditions, such as slope, soils or

<p>textured masonry.</p>	<p>the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</p> <p>(b) the combination of building design, external materials and colours and landscaping will effectively minimise visual impact.</p>
<p>A6</p> <p>Fences must not be higher than 1.5m and:</p> <p>(a) consist of conventional 'post and rail' or 'post and wire' construction; or</p> <p>(b) at least 75% transparent for any 20m length.</p>	<p>P6</p> <p>Other dimensions, materials or construction methods may be approved if it is demonstrated that:</p> <p>(a) the fence is not less than 50% transparent;</p> <p>(b) site conditions, such as slope, soils, the need for privacy or security or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</p> <p>(c) the combination of fence design, external materials and colours and landscaping will effectively minimise visual impact.</p>
<p>A7</p> <p>Driveways, access tracks, turning areas and parking areas:</p> <p>(a) must be sealed with:</p> <p>(i) permeable paving;</p> <p>(ii) hotmix asphalt;</p> <p>(iii) patterned, stencilled or exposed aggregate concrete, but not plain concrete; or</p> <p>(iv) a combination of the above; or</p> <p>(b) if located in the Environmental Living, Open Space, or Utilities zones may be gravel.</p>	<p>P7</p> <p>Other pavement materials or construction methods may be approved if it is demonstrated that:</p> <p>(a) site conditions, such as slope, soils, or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</p> <p>(b) the combination of design, materials and colours and landscaping will effectively minimise visual impact.</p>

CLA-S3.7.3 Bird Strike

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

Objective:	That development minimises the risk of bird strike.	
Acceptable Solutions		Performance Criteria
A1 Fences higher than 1.2m must not be constructed of wire mesh.		P1 No Performance Criterion.
A2 Buildings must eliminate or obscure all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; and <ul style="list-style-type: none"> (a) incorporate low reflective glass on all external glazing; and (b) angle all external glazing to reflect the ground or built fabric rather than the sky or habitat. 		P2 Buildings are designed to minimise bird strike, having regard to: <ul style="list-style-type: none"> (a) the topography of the site and surrounding area; (b) existing and proposed vegetation or screening; (c) siting of building; (d) window design; (e) advice and any associated recommendations from a suitably qualified person which must be submitted with the application; and (f) any advice from any relevant State or Commonwealth department.

CLA-S3.7.4 Water conservation

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

Objective:	To reduce off-site storm water flows, protect water quality, provide a resource for on-site garden watering, maintain a water supply for bushfire protection and minimise rainwater contact with dispersive soils.	
Acceptable Solutions		Performance Criteria
A1 A rainwater storage tank: <ul style="list-style-type: none"> (a) with a minimum capacity of 10,000L is connected to all roofed developments; and (b) can maintain a free volume of not less than 2,500L to reduce the discharge of peak flows from a rainfall event; and (c) can supply water for domestic purposes, other than for drinking water, such as in laundries, toilets or garden watering; and (d) direct overflows to a suitably located soakage trench or detention area to minimise erosion. 		P1 No Performance Criterion.
A2 A rainwater storage tank is located: <ul style="list-style-type: none"> (a) within the area defined by a Building Envelope on the Lot Layout Plan Figure CLA-S3.2; or (b) within the area defined by a building area on the Certificate of Title. 		P2 No Performance Criterion.
A3 Driveways are drained through formed rollover gutters or swales and stormwater directed to a public drain or suitably located soakage trenches or detention		P3 No Performance Criterion.

area to minimise erosion.	
A4 Building sites, roads, driveways, access tracks and underground infrastructure are assessed for risk of dispersive soils (tunnel erosion) and, if a risk is identified, all construction is carried out in accordance with expert engineering advice.	P4 No Performance Criterion.

CLA-S3.8 Development Standards for Subdivision

CLA-S3.8.1 Outline development plan

This clause is in substitution for Rural Living - clauses 11.5.1 Lot design, and 11.5.2 Roads.

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

<p>shown in Figure CLA-S3.2.</p>	<p>Utilities; and</p> <p>(b) have regard to the location of the Building Envelopes on surrounding lots shown in Figure CLA-S3.2.</p>
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the length of the access;</p> <p>(c) the distance between the lot or building area and the carriageway;</p> <p>(d) the nature of the road and the traffic;</p> <p>(e) the anticipated nature of vehicles likely to access the site; and</p> <p>(f) the ability for emergency services to access the site.</p>

CLA-S3.9 Tables

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

Figure CLA-S3.1 – Lot Layout Plan

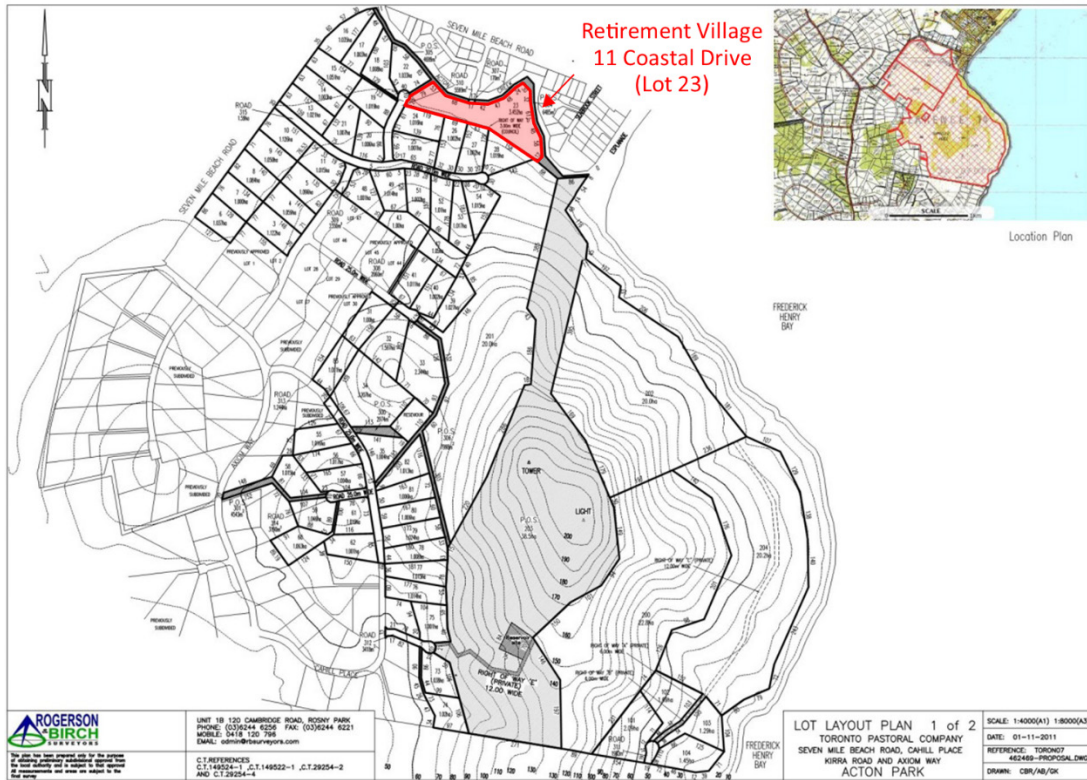
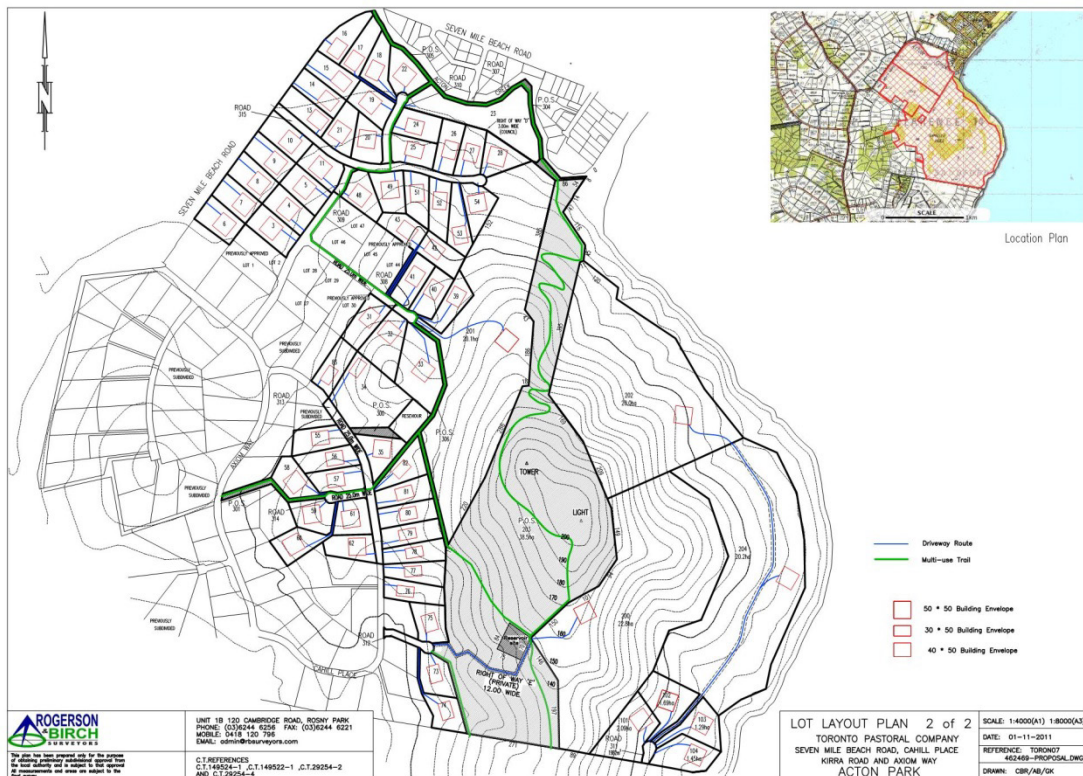


Figure CLA-S3.2– Building Envelopes



CLA-S4.0 ParanVille Specific Area Plan

CLA-S4.1 Plan Purpose

The purpose of the ParanVille Specific Area Plan is:

- CLA-S4.1.1 To create a unique mixed use master planned community by providing for a range of housing and associated community, recreational, educational and commercial uses and developments in a socially and environmentally sustainable manner.
- CLA-S4.1.2 To provide for open space that includes:
- (a) recreation and social activities;
 - (b) parkland to enhance the residential environment;
 - (c) preservation of significant natural and heritage values of the site;
 - (d) buffers to potential conflicting uses;
 - (e) connectivity to Clarendon Vale and Clarence Heights; and
 - (f) walking trails consistent with the *Clarence City Council Tracks and Trails Action Plan (2008)*.
- CLA-S4.1.3 To provide for adequate infrastructure service delivery in accordance with water sensitive design principles.
- CLA-S4.1.4 To create street and pedestrian networks providing for:
- (a) acceptable levels of access, safety and conveniences for all users;
 - (b) walking, cycling and public transport use to minimise energy consumption and promote active lifestyles within and beyond the site;
 - (c) connectivity to Clarendon Vale and Clarence Heights; and
 - (d) future road reservation to allow for the potential upgrade of Pass Road.
- CLA-S4.1.5 To ensure that vegetation clearance is only required as an integral part of an approved use and development and is carried out in such a way as to have minimal impact on identified flora and landscape values.

CLA-S4.2 Application of this Plan

- CLA-S4.2.1 The specific area plan applies to the area of land designated as the ParanVille Specific Area Plan on the overlay maps and in Figure CLA-S4.1.
- CLA-S4.2.2 The Residential Precinct applies to the area designated as Residential in Figure CLA-S4.2 ParanVille Development Plan - Precinct Plan and on the overlay maps as CLA-S4.3.1.1.
- CLA-S4.2.3 The Community Living Precinct applies to the area designated as Community Living in Figure CLA-S4.2 ParanVille Development Plan - Precinct Plan and on the overlay maps as CLA-S4.3.1.2.

- CLA-S4.2.4 The Local Business Precinct applies to the area designated as Commercial in Figure CLA-S4.2 ParanVille Development Plan - Precinct Plan and on the overlay maps as CLA-S4.3.1.3.
- CLA-S4.2.5 The Education Precinct applies to the area designated as Education in Figure CLA-S4.2 ParanVille Development Plan - Precinct Plan and on the overlay maps as CLA-S4.3.1.4.
- CLA-S4.2.6 The Open Space Precinct applies to the area designated as Open Space in Figure CLA-S4.2 ParanVille Development Plan - Precinct Plan and on the overlay maps as CLA-S4.3.1.5.
- CLA-S4.2.7 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution, and are in addition to the provisions of:
- (a) General Residential Zone;
 - (b) Local Business Zone;
 - (c) Community Purpose Zone; and
 - (d) Open Space Zone,
- as specified in the relevant provision.

CLA-S4.3 Local Area Objectives

CLA-S4.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S4.3.1.1	Residential Precinct, shown on an overlay map as CLA-S4.3.1.1 and in Figure CLA-S4.2.	To provide a range of housing options to meet the diverse needs of the community and provide for efficiency in the use of land for residential development.
CLA-S4.3.1.2	Community Living Precinct, shown on an overlay map as CLA-S4.3.1.2 and in Figure CLA-S4.2.	To provide for a range of housing on lots with associated community, health and recreational facilities to meet the residential needs of the community.
CLA-S4.3.1.3	Local Business Precinct, shown on an overlay map as CLA-S4.3.1.3 and in Figure CLA-S4.2.	<p>(a) To provide for a variety of local business uses including offices, retail, shops and restaurants to meet the residential, investment and employment needs of the ParanVille Development and local community.</p> <p>(b) To provide for dwellings above ground level (shop top housing) to support the primary purpose of the</p>

		precinct. (c) To maintain the retail hierarchy of the City
CLA-S4.3.1.4	Education Precinct, shown on an overlay map as CLA-S4.3.1.4 and in Figure CLA-S4.2.	To provide for a language school and halls of residence and other uses associated with and complementary to those uses.
CLA-S4.3.1.5	Open Space Precinct, shown on an overlay map as CLA-S4.3.1.5 and in Figure CLA-S4.2.	(a) To provide for a network of well distributed, accessible and connected walking, cycling trails, and parkland. (b) To preserve significant bushland on the foothills of the Meehan Range. (c) To protect and enhance riparian areas along Clarence Plains Rivulet and Stokell Creek.

CLA-S4.4 Definition of Terms

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

CLA-S4.5 Use Table

CLA-S4.5.1 Use Table – Residential Precinct

This clause is in substitution for General Residential Zone – clause 8.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for a home-based child care.
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for: (a) a single dwelling; (b) a home-based business, with: (i) not more than 1 worker on the site who does not reside at the dwelling; (ii) not more than 1 commercial vehicle; and

	(iii) a floor area of not more than 30m ² .
Utilities	If for minor utilities.
Permitted	
Residential	If: (a) not listed as No Permit Required; and (b) if a home-based business, with: (i) more than 1 worker on the site who does not reside at the dwelling; (ii) more than 1 commercial vehicle; and (iii) a floor area of more than 30m ² .
Visitor Accommodation	
Discretionary	
Business and Professional Services	If: (a) a consulting room, medical centre, veterinary centre or a child health clinic; and (b) not displacing a use in the Residential Use Class.
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 not displacing a use in the Residential Use Class.
General Retail and Hire	If a local shop not displacing a use in the Residential Use Class.
Residential	If not listed as No Permit Required or Permitted.
Sports and Recreation	
Utilities	If not Listed as No Permit Required.
Prohibited	
All other uses	

CLA-S4.5.2 Use Table – Community Living Precinct

This clause is in substitution for General Residential Zone – clause 8.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for a consulting room, medical centre or child health clinic.
Community Meeting and Entertainment	If not a place of worship or civic centre.
Passive Recreation	
Residential	If for a single dwelling, multiple dwelling or home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If: <ul style="list-style-type: none"> (a) for veterinary surgery; or (b) not listed as Permitted.
Community Meeting and Entertainment	If: <ul style="list-style-type: none"> (a) for place of worship or civic centre; or (b) not listed as Permitted.
Educational and Occasional Care	
Food Services	
General Retail and Hire	If for local shop with a gross floor area of not more than 100m ² .
Residential	If: <ul style="list-style-type: none"> (a) for a retirement village; or (b) not listed as Permitted.
Sports and Recreation	
Utilities	If not listed as No Permit Required.

Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

CLA-S4.5.3 Use Table – Local Business Precinct

This clause is in substitution for Local Business Zone - clause 14.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for a veterinary surgery.
Community Meeting and Entertainment	If for a civic centre.
Food Services	If for a take away food premises with a gross floor area of not more than 80m ² .
General Retail and Hire	If the gross floor area is not more than 400m ² .
Passive Recreation	
Residential	If for a home-based business.
Discretionary	
Bulky Goods Sales	If for motor vehicle, boat or caravan sales.
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	If not listed as Permitted.
Educational and Occasional Care	If for home-based child care.
Food Services	If not listed as Permitted.
General Retail and Hire	If: <ul style="list-style-type: none"> (a) for an amusement parlour; or (b) not listed as Permitted.

Hotel Industry	
Residential	<p>If:</p> <ul style="list-style-type: none"> (a) on a site containing a multiple use development, and if: <ul style="list-style-type: none"> (i) for single dwelling; or (ii) for multiple dwelling not exceeding a dwelling density of 1 dwelling per 300m² of site area; or (b) not listed as Permitted.
Service Industry	If for motor repairs.
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

CLA-S4.5.4 Use Table – Education Precinct

This clause is in substitution for Community Purpose Zone – clause 27.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for home-based child care.
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Educational and	<p>If:</p> <ul style="list-style-type: none"> (a) for school or institution primarily providing

Occasional Care	language courses; or (b) not listed as No Permit Required.
Discretionary	
Business and Professional Services	If for a consulting room, medical centre or child health clinic.
Community Meeting and Entertainment	If not a place of worship or civic centre.
Educational and Occasional Care	If: (a) for child care centre; (b) associated with or complementary to a school or institution primarily providing language courses; or (c) not listed as Permitted.
Emergency Services	
General Retail and Hire	If for local shop with a gross floor area of not more than 100m ² .
Residential	If: (a) associated with or complementary to a school or institution primarily providing language courses; or (b) not listed as No Permit Required.
Prohibited	
All other uses	

CLA-S4.5.5 Use Table – Open Space Precinct

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Resource Development	If for agriculture, crop production or horse stud.
Passive Recreation	
Discretionary	

Business and Professional Services	If for veterinary surgery.
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
General Retail and Hire	If for local shop with a gross floor area of not more than 100m ² .
Residential	If: <ul style="list-style-type: none"> (a) for single dwelling; or (b) for multiple dwelling not exceeding a dwelling density of 1 dwelling per 375m² of site area.
Resource Development	If: <ul style="list-style-type: none"> (a) for plantation forestry; or (b) not listed as Permitted.
Sports and Recreation	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Visitor Accommodation	If not for a motel.
Prohibited	
All other uses	

CLA-S4.6 Use Standards**CLA-S4.6.1 Discretionary uses**

This clause is in addition to: General Residential Zone – clause 8.3.1 Discretionary uses, Local Business Zone – clause 14.3.2 Discretionary uses, Community Purpose Zone – clause 27.3 Use Standards, and Open Space Zone – clause 29.3.1 Discretionary uses.

Objective:	That uses listed as Discretionary further the Specific Area Plan Purpose and the relevant precinct local area objectives.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 A use listed as Discretionary must demonstrate that it is consistent with this Specific Area Plan Purpose and the relevant local area objectives.

CLA-S4.7 Development Standards for Buildings and Works**CLA-S4.7.1 Bird strike**

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings, General Residential Zone – clause 8.5 Development Standards for Non-dwellings, Local Business Zone – clause 14.4 Development Standards for Buildings and Works, Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works, Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That development minimises the risk of bird strike.	
Acceptable Solutions		Performance Criteria
A1 (a) The relevant State authority or Commonwealth Department confirms in writing that the proposal is acceptable in terms of its impact on the local Swift Parrot (<i>Lathamus discolor</i>) community; or (b) buildings and structures must be designed and managed to minimise risk of bird strike by: (i) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, mesh fences more than 1.5m, uncovered corner		P1 No Performance Criterion.

<p>windows or opposing windows that allow sightlines through buildings; and</p> <p>(ii) using low reflectance glass on external surfaces; or</p> <p>(iii) angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.</p>	
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CLA-S4.8 Development Standards for Subdivision

CLA-S4.8.1 Master Plan

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision, Local Business Zone – clause 14.5 Development Standards for Subdivision, Community Purpose Zone – clause 27.5 Development Standards for Subdivision, Open Space Zone – clause 29.5 Development Standards for Subdivision.

Objective:	That subdivision outcomes are consistent with the Paranville Master Plan.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Subdivision:</p> <p>(a) must be in accordance with the Master Plan shown in Figure CLA-S4.3 unless otherwise approved in writing by the planning authority;</p> <p>(b) all land within the Community Development Scheme Boundary in the Draft Community Development Scheme Concept shown in Figure CLA-S4.6 must be contained as one lot¹; and</p> <p>(c) must be developed in stages in accordance with the Staging Plan shown in Figure CLA-S4.4, or unless otherwise approved in writing by the planning authority.</p>	<p>P1</p> <p>No Performance Criterion.</p>	

¹ Division of this parcel is anticipated by means of a Community Development Scheme and does not require approval under this Planning Scheme.

<p>A2</p> <p>The arrangement of each lot, or lot proposed in a plan of subdivision, for a road or open space must provide connections to Clarendon Vale and Clarence Heights to allow for improved traffic movement, public transport networks and community and recreational activities.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>Service infrastructure must adequately mitigate impact of stormwater pollution to drainage catchments of Clarence Plains Rivulet and Stokell Creek.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>A 10m wide road reserve must be provided along the Pass Road frontage to provide for potential future upgrades of Pass Road, unless otherwise approved by council.</p>	<p>P4</p> <p>No Performance Criterion.</p>
<p>A5</p> <p>Each lot, or lot proposed in a plan of subdivision, in the Open Space Precinct:</p> <ul style="list-style-type: none"> (a) must provide for ongoing weed management; and (b) must retain native vegetation unless its removal is to facilitate a Passive Recreation use, bushfire hazard management, or unless otherwise approved by council. 	<p>P5</p> <p>No Performance Criterion.</p>

CLA-S4.9 Tables

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

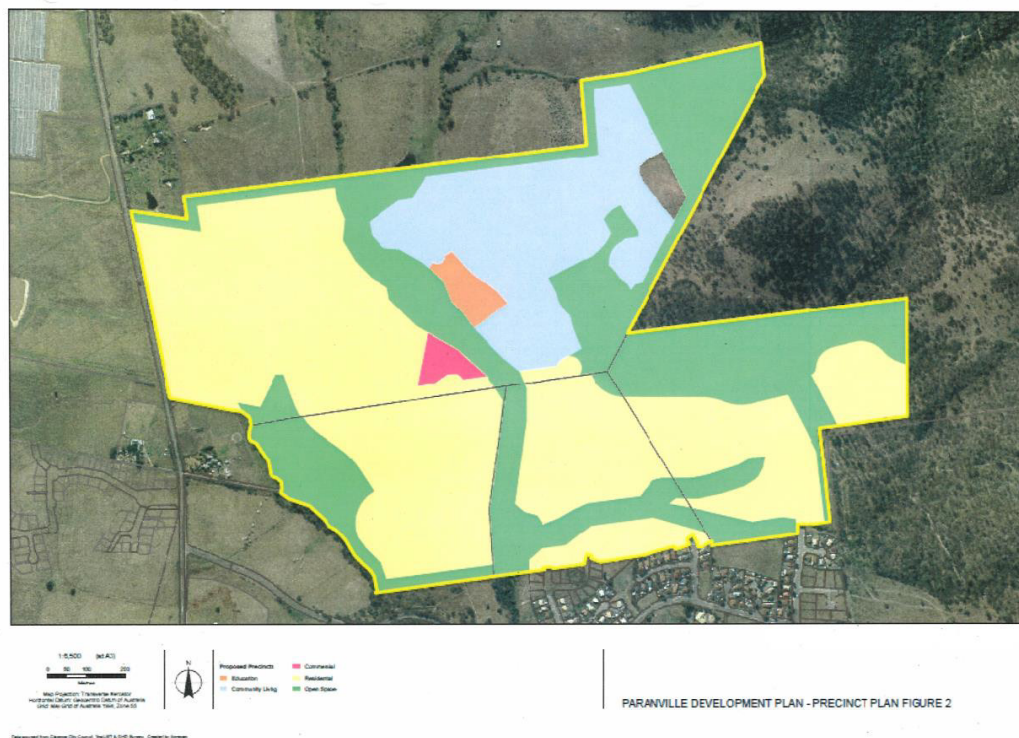


Figure CLA-S4.3 - Paranville Master Plan as required by clause CLA-S4.8.1 A1(a)



Figure CLA-S4.4 - Paranville Staging Plan as required by clause CLA-S4.8.1 A1(c)

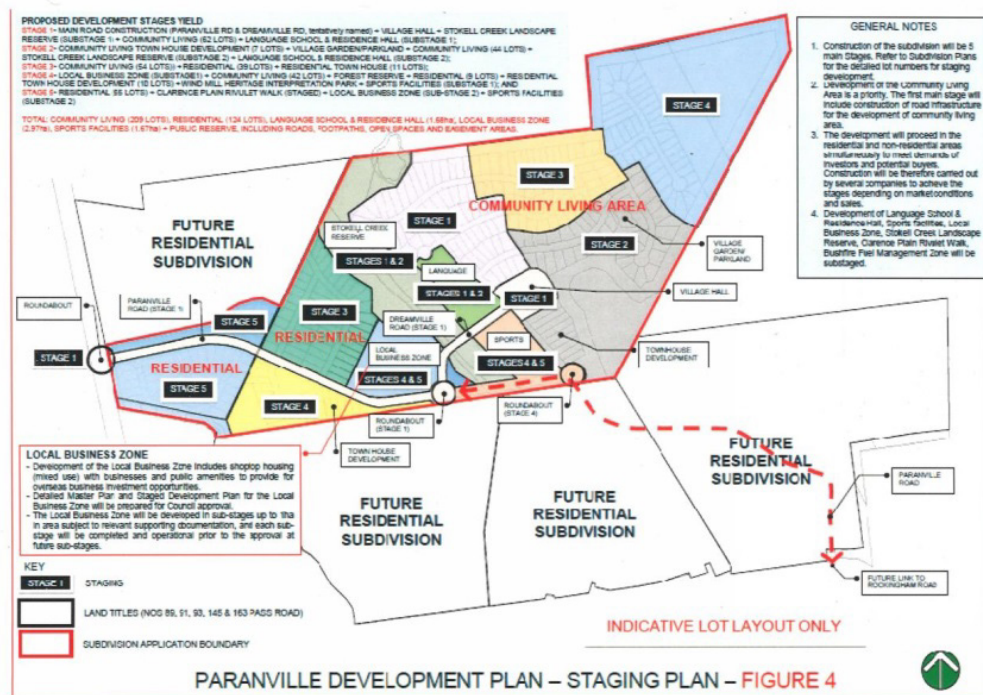


Figure CLA-S4.5 - Bushfire Hazard Management Plan as required by clause CLA-S4.8.1

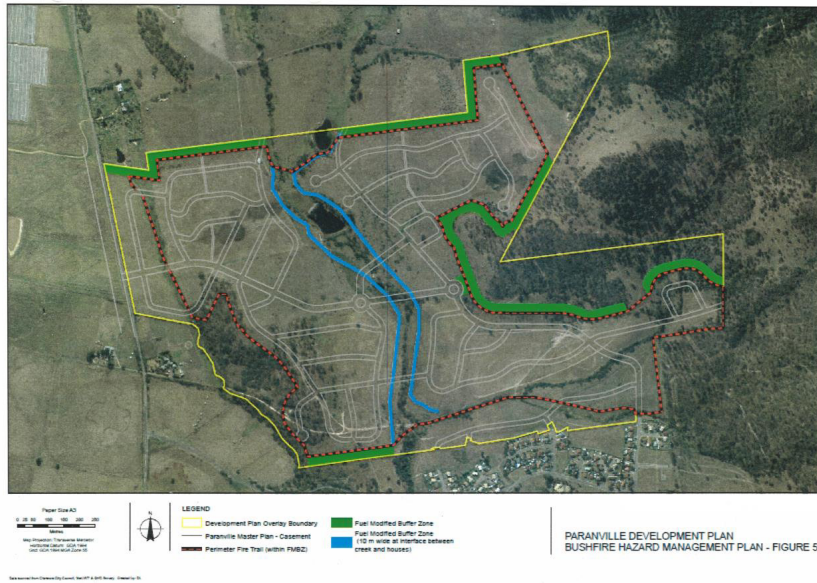
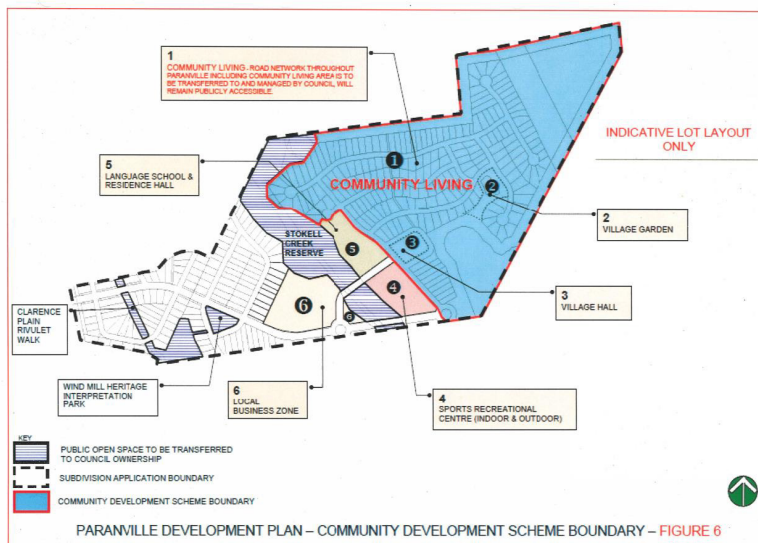


Figure CLA-S4.6 - Community Development Scheme Boundary as required by clause CLA-S4.8.1 A1(b).



CLA-S5.0 Olive Grove Specific Area Plan

CLA-S5.1 Plan Purpose

The purpose of the Olive Grove Specific Area Plan is:

- CLA-S5.1.1 To provide a cohesive structure to the development of residential land between the existing suburbs of Risdon Vale and Geilston Bay;
- CLA-S5.1.2 To provide for the optimum physical layout, combining accessible urban form with opportunities for the community's desired range of activities and facilities, the protection of natural and human values; and
- CLA-S5.1.3 To provide the integrating planning framework to guide the development of land in different ownerships.

CLA-S5.2 Application of this Plan

- CLA-S5.2.1 The specific area plan applies to the area of land designated as the Olive Grove Specific Area Plan on the overlay maps.
- CLA-S5.2.2 In the area of land to which this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the General Residential Zone, as specified in the relevant provision.

CLA-S5.3 Local Area Objectives

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

CLA-S5.4 Definition of Terms

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

CLA-S5.5 Use Table

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

CLA-S5.6 Use Standards

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

CLA-S5.7 Development Standards for Buildings and Works

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

CLA-S5.8 Development Standards for Subdivision**CLA-S5.8.1 Roads, services and staging**

This clause is in addition to the General Residential Zone – clause 8.4.1 Lot design.

This clause is in substitution for General Residential Zone - clause 8.6.2 Roads, and General Residential Zone - clause 8.6.3 Services A3 and P3.

Objective:	To provide an integrated infrastructure layout.	
Acceptable Solutions		Performance Criteria
A1 The subdivision: <ul style="list-style-type: none"> (a) includes no new roads and would not prevent the implementation of the Road Layout Plan shown in Figure CLA-S5.1; or (b) generally accords with the Road Layout Plan shown in Figure CLA-S5.1. 		P1 The arrangement and construction of roads within a subdivision must: <ul style="list-style-type: none"> (a) provide street and pedestrian connectivity into adjoining lots; (b) minimise access points onto Sugarloaf Road; (c) maximise street frontages to lots created; and (d) maximise the number of north-south or east-west orientated lots.
A2 Stormwater detention is in accordance with the Stormwater Management Plan shown in Figure CLA-S5.2.		P2 Stormwater detention areas maintain the north-south linear parkway through the centre of the subject sites.
A3 Subdivision must not be staged.		P3 Subdivision staging provides for the: <ul style="list-style-type: none"> (a) efficient installation and delivery of services; and (b) early transfer of public open space lots.

CLA-S5.9 Tables

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

Figure CLA-S5.1 Road Layout Plan as required by clause CLA-S5.8.1 A1

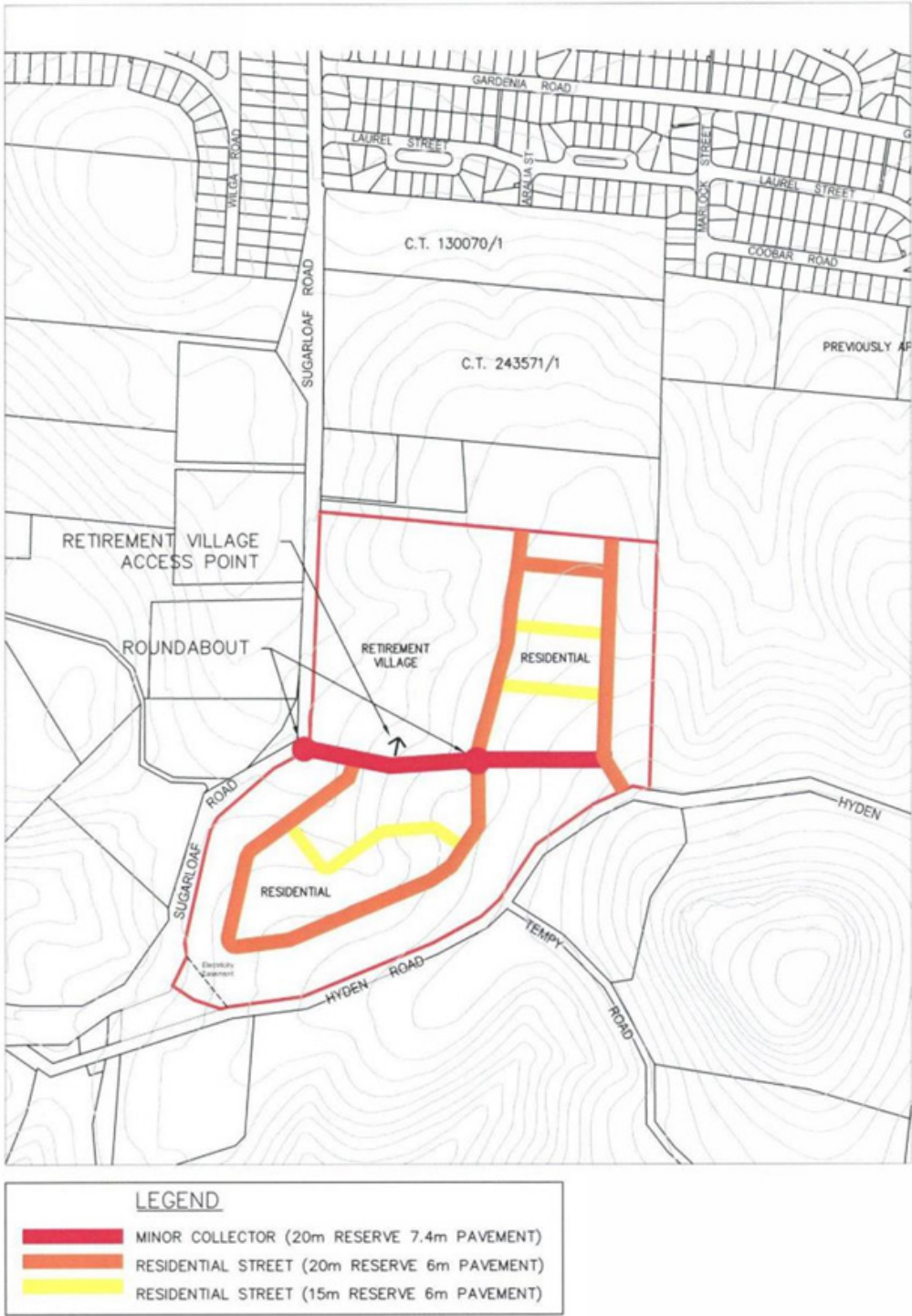


Figure CLA-S5.2 Stormwater Management Plan as required by clause CLA-S5.8.1 A2



CLA-S6.0 74 Sugarloaf Road Specific Area Plan

CLA-S6.1 Plan Purpose

The purpose of the 74 Sugarloaf Road Specific Area Plan is:

- CLA-S6.1.1 To provide a cohesive structure to the development of residential land between the existing suburbs of Risdon Vale and Geilston Bay;
- CLA-S6.1.2 To provide for the optimum physical layout, combining accessible urban form with opportunities for the community's desired range of activities and facilities, the protection of natural and human values; and
- CLA-S6.1.3 To provide the integrating planning framework to guide the development of land in different ownerships.

CLA-S6.2 Application of this Plan

- CLA-S6.2.1 The specific area plan applies to the area of land designated as the 74 Sugarloaf Road Specific Area Plan on the overlay maps.
- CLA-S6.2.2 In the area of land to which this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the General Residential Zone, as specified in the relevant provision.

CLA-S6.3 Local Area Objectives

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

CLA-S6.4 Definition of Terms

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

CLA-S6.5 Use Table

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

CLA-S6.6 Use Standards

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

CLA-S6.7 Development Standards for Buildings and Works

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

CLA-S6.8 Development Standards for Subdivision**CLA-S6.8.1 Roads, services and staging**

This clause is in addition to General Residential Zone – clause 8.4.1 Lot design.

This clause is in substitution for General Residential Zone - clause 8.6.2 Roads, General Residential Zone - clause 8.6.3 Services A3 and P3.

Objective:	To provide an integrated infrastructure layout.	
Acceptable Solutions		Performance Criteria
A1 The subdivision: <ul style="list-style-type: none"> (a) includes no new roads and would not prevent the implementation of the Road Layout Plan in Figure CLA-S6.1; or (b) generally accords with the Road Layout Plan in Figure CLA-S6.1. 		P1 The arrangement and construction of roads within a subdivision must layout: <ul style="list-style-type: none"> (a) provide street and pedestrian connectivity into adjoining lots; (b) minimises access points onto Sugarloaf Road; (c) maximise street frontages to lots created; and (d) maximise the number of north-south or east-west orientated lots.
A2 Stormwater detention is in accordance with the Stormwater Management Plan in Figure CLA-S6.2.		P2 Stormwater detention areas maintain the north-south linear parkway through the centre of the subject sites.
A3 Subdivision is not staged.		P3 Subdivision staging provides for the: <ul style="list-style-type: none"> (a) efficient installation and delivery of services; and (b) early transfer of public open space lots.

CLA-S6.9 Tables

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

Figure CLA-S6.1 Road Layout Plan as required by CLA-S6.8.1 A1

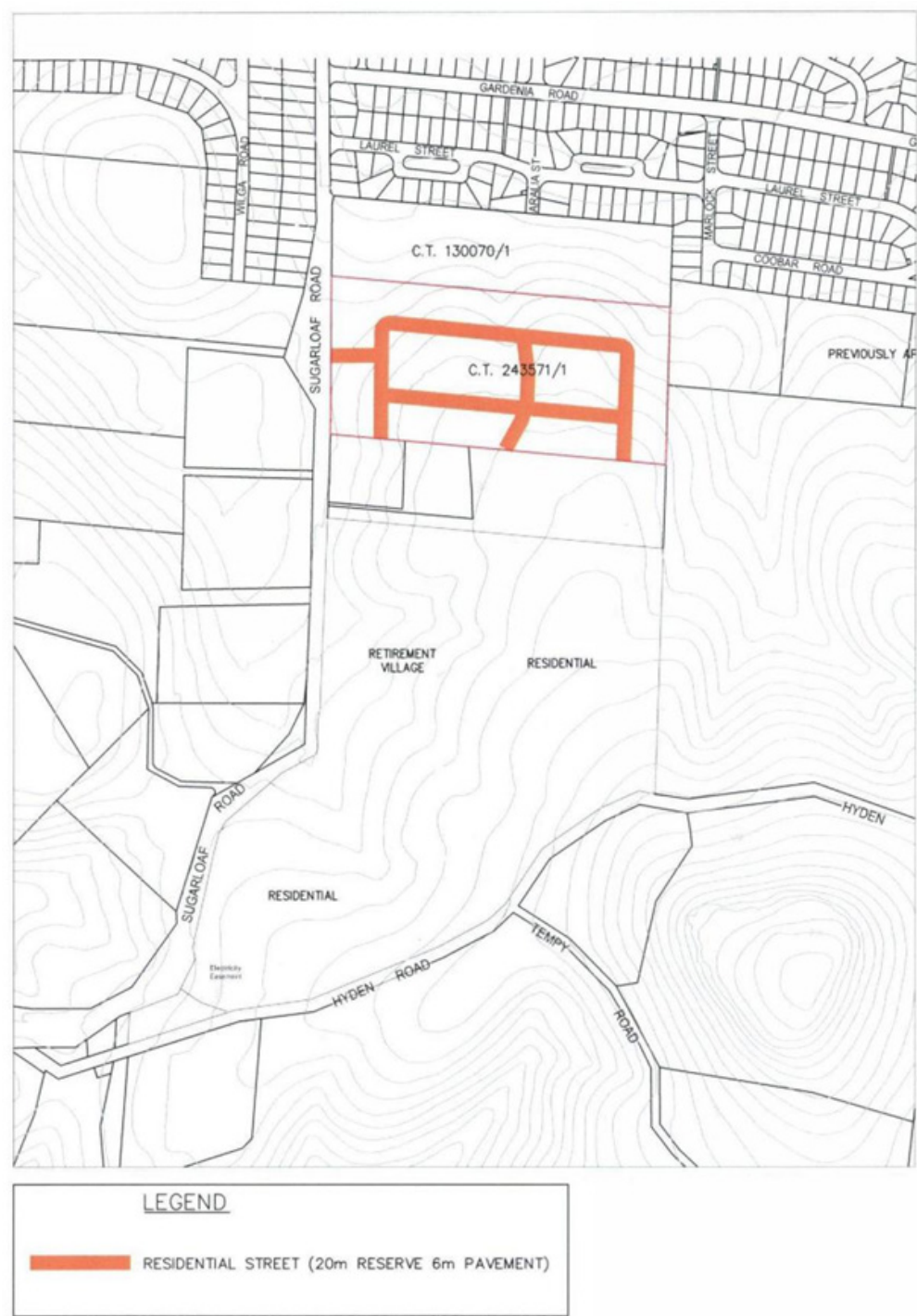


Figure CLA-S6.2 Stormwater Management Plan as required by CLA S6.8.1 A2



CLA-S7.0 North East Droughty Specific Area Plan

CLA-S7.1 Plan Purpose

The purpose of the North East Droughty Specific Area Plan is:

- CLA-S7.1.1 To provide for the sensitive development of the area through the implementation of the North East Droughty Outline Development Plan and local area objectives.

CLA-S7.2 Application of this Plan

- CLA-S7.2.1 The specific area plan applies to the area of land designated as North East Droughty Specific Area Plan on the overlay maps.
- CLA-S7.2.2 The East Face Precinct applies to the area designated as East Face in Figure CLA-S7.1 North East Droughty Outline Development Plan that includes the areas identified as 'Regeneration Area (RA)', 'Lower Residential (LRE)' and 'Transition (s) and Clarence Plains Rivulet Saltmarsh (TS)' on an overlay map as CLA-S7.3.1.1.
- CLA-S7.2.3 The Hill Top Precinct applies to the area designated as Hill Top CA in Figure CLA-S7.1 North East Droughty Outline Development Plan that includes the areas identified as 'Western Hilltop Conservation Area (WHCA)', and 'Eastern Hilltop Conservation Area (EHCA)' and on an overlay map as CLA-S7.3.1.2.
- CLA-S7.2.4 The Saltmarsh Precinct applies to the area designated as Saltmarsh in Figure CLA-S7.1 North East Droughty Outline Development Plan that includes the area within the specific area plan identified as 'Clarence Plains Rivulet Saltmarsh (SCA)' and on an overlay map as CLA-S7.3.1.3.
- CLA-S7.2.5 The West Face Precinct applies to the area designated as West Face in Figure CLA-S7.1 North East Droughty Outline Development Plan that includes the areas identified as 'Lower Residential (LRW)', and 'Transition Layer (TL)' and on an overlay map as CLA-S7.3.1.4.
- CLA-S7.2.6 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
- (a) General Residential Zone;
 - (b) Low Density Residential Zone;
 - (c) Landscape Conservation Zone; and
 - (d) Open Space Zone,
- as specified in the relevant provision.
- CLA-S7.2.7 In the area of land to which this plan applies, an application for development in the Hill Top Precinct must show details of external colours, finishes and materials.

CLA-S7.2.8 In the area of land to which this plan applies, an application for development for subdivision must be accompanied by a report and plans that include:

- (a) an Urban Design Context Report that address, but is not restricted to, any or all of the following:
 - (i) physical and visual impact on the values and character of the neighbourhood activity centre and its coastal setting with Ralphs Bay;
 - (ii) proposed landscape areas, including details of trees to be retained and newly planted vegetation;
 - (iii) impact on pedestrian movement and amenity;
 - (iv) traffic, access and parking provision and impact;
 - (v) infrastructure impact and augmentation; and
 - (vi) a natural values assessment.

CLA-S7.3 Local Area Objectives

CLA-S7.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S7.3.1.1	East Face Precinct, shown on an overlay map as CLA-S7.3.1.1 and in Figure CLA-S7.1	To provide a residential area leading up to a transitional band of larger lots sizes on the upper slopes. Visual and environmental impacts of development in the Low Density Residential Zone to be managed through controlled building locations, external colours and designs to minimise bird strike.
CLA-S7.3.1.2	Hill Top Precinct, shown on an overlay map as CLA-S7.3.1.2 and in Figure CLA-S7.1	To provide for bushland conservation and regeneration.
CLA-S7.3.1.3	Saltmarsh Precinct, shown on an overlay map as CLA-S7.3.1.3 and in Figure CLA-S7.1	To provide for a possible Saltmarsh Conservation Area.
CLA-S7.3.1.4	West Face Precinct, shown on an overlay map as CLA-S7.3.1.4 and in Figure CLA-S7.1	To provide a transitional residential area representing an extension of the General Residential Zone below, leading to larger lots sizes on the upper slopes. Visual and environmental impacts of development in the Low Density Residential Zone to be managed

		through building envelopes, external colours and designs to minimise bird strike.
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CLA-S7.4 Definition of Terms

CLA-S7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
west face transition low density residential zone	means the Low Density Residential Zone within the West Face Precinct
east face transition low density residential zone	means the Low Density Residential Zone within the East Face Precinct
hill top conservation area	means the Hill Top Precinct.

CLA-S7.5 Use Table

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

CLA-S7.6 Use Standards

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

CLA-S7.7 Development Standards for Buildings and Works

CLA-S7.7.1 Visual impact

This clause is in addition to Low Density Zone - clause 10.4 Development Standards for Dwellings, and Low Density Zone - clause 10.5 Development Standards for Non-dwellings.

This clause is in substitution for Low Density Residential Zone – clause 10.4.2 Building height, and Low Density Residential Zone – clause 10.5.1 Non-dwelling development A1 and P1.

Objective:	To limit the visual impact of development in the east face transition low density residential zone and west face transition low density residential zone.	
Acceptable Solutions		Performance Criteria
A1.1 Within the east face transition low density zone or west face transition low density zone: (a) external surfaces of buildings,		P1 No Performance Criterion.

<p>retaining walls and pavers, must be in mid or dark natural tones;</p> <p>(b) roofs must have eaves with a width of no less than 450mm; and</p> <p>A1.2</p> <p>Within the east face transition low density residential zone, roofed buildings must be sited below the building limit line shown in Figure CLA-S7.1 Outline Development Plan; or</p> <p>A1.3</p> <p>Within the west face transition low density residential zone:</p> <p>(a) building height must be not more than 7.5m;</p> <p>(b) upper floors must be located within the roof space so that buildings appear single storey; and</p> <p>(c) roofed buildings must be within the building area identified by hatching within lots in Figure CLA-S7.2 West Face Building Areas.</p>	
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CLA-S7.7.2 Bird strike

This clause is in addition to Low Density Zone - clause 10.4 Development Standards for Dwellings, and Low Density Zone - clause 10.5 Development Standards for Non-dwellings.

Objective:	That development within the east face transition low density residential zone and west face transition low density residential zone minimises the risk of bird strike.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Within the east face transition low density residential zone and west face transition low density residential zone, buildings and structures must be designed and managed to minimise risk to bird strike by:</p> <p>(a) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in</p>		<p>P1</p> <p>The design of buildings and structures within the east face transition low density residential zone and west face transition low density residential zone, is acceptable in terms of impact on the local Swift parrot (<i>Lathamus discolor</i>) community, where demonstrated and confirmed to that effect in writing by the relevant State authority or</p>

<p>flight, such as, uncovered corner windows or opposing windows, that allow sightlines through buildings; and</p> <p>(i) using low reflectance glass on external surfaces; or</p> <p>(ii) angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat; and</p> <p>(b) unless exempt under clause 4.6.3 or 4.4.6, wire mesh fences must have a height of not more than 1.5m.</p>	Commonwealth Department.
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CLA-S7.7.3 Water storage tanks

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings, Low Density Residential Zone – clause 10.4 Development Standards for Dwellings, and Landscape Conservation Zone – clause 22.4 Development Standards for Building and Works.

Objective:	To minimise the impacts of peak discharge from lots within the area of the East Face Precinct identified as the Lower Residential (LRE) in Figure CLA-S7.1 North East Droughty Outline Development Plan on the water quality of receiving lands and waters.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Dwellings within the area of the East Face Precinct identified as the Lower Residential (LRE) in Figure CLA-S7.1 North East Droughty Outline Development Plan must have a rainwater tank:</p> <p>(a) with a capacity of not less than 5,000L;</p> <p>(b) connected to the roof water drainage system; and</p> <p>(c) connected to a non-potable water fixture within the dwelling, including, a toilet cistern or cold-water inlet to a washing machine, in addition to any garden watering.</p>		<p>P1</p> <p>No Performance Criterion.</p>

CLA-S7.8 Development Standards for Subdivision**CLA-S7.8.1 Roads and pedestrian connectivity**

This clause is in substitution for General Residential Zone - clause 8.6.2 Roads, Low Density Residential Zone - clause 10.6.2 Roads.

This clause is in addition to General Residential Zone - clause 8.6.1 Lot design, Low Density Residential Zone - clause 10.6.1 Lot design, Landscape Conservation Zone - clause 22.5.1 Lot design, and Open Space Zone - clause 29.5.1 Lot design.

Objective:	To provide for an efficient and visually unobtrusive road network, integrating traffic and pedestrian connection to adjoining land.	
Acceptable Solutions		Performance Criteria
A1 That subdivision includes no new roads.		P1 The proposed layout of roads within a subdivision must: <ul style="list-style-type: none"> (a) provide for roads located primarily across contours; (b) be designed and detailed for low visibility; (c) avoid the creation of roads within the Hill Top Precinct; (d) minimise vehicle access from the boundary of a lot onto Droughty Point Road; and (e) provide street and pedestrian connectivity into adjoining lots.
A2 Subdivision does not involve land within the Hill Top Precinct.		P2 <ul style="list-style-type: none"> (a) A 10m wide public Skyline walkway must be facilitated and maintained through: <ul style="list-style-type: none"> (i) the creation and transfer to Council of a public open space lot; or (ii) a formal agreement between the landowners and council to provide for contiguity with adjoining land in other ownership. (b) the public skyline walkway must be

	located to minimise impacts on natural values and managed to conserve biodiversity.
A3 Subdivision must not be staged.	P3 Subdivision staging provides for the: <ul style="list-style-type: none"> (a) efficient installation and delivery of services; and (b) early transfer of public open space lots.

CLA-S7.9 Tables

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

Figure CLA-S7.1 North East Droughty Outline Development Plan

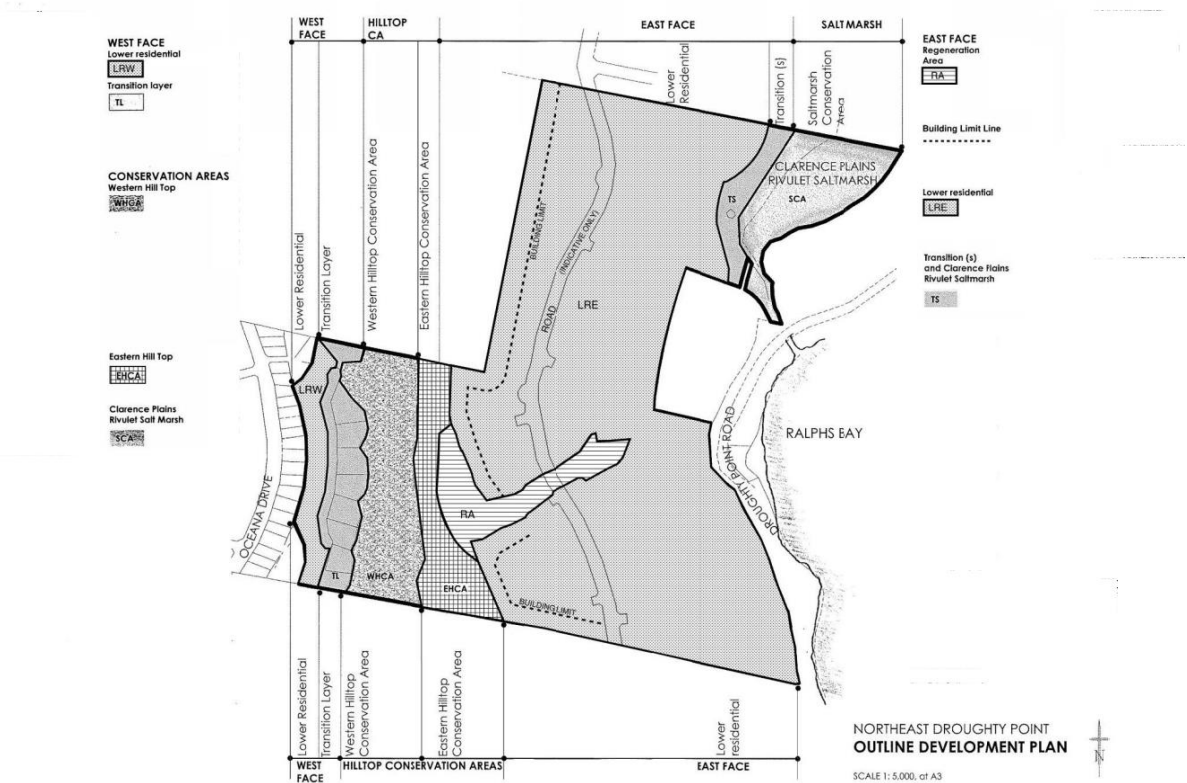
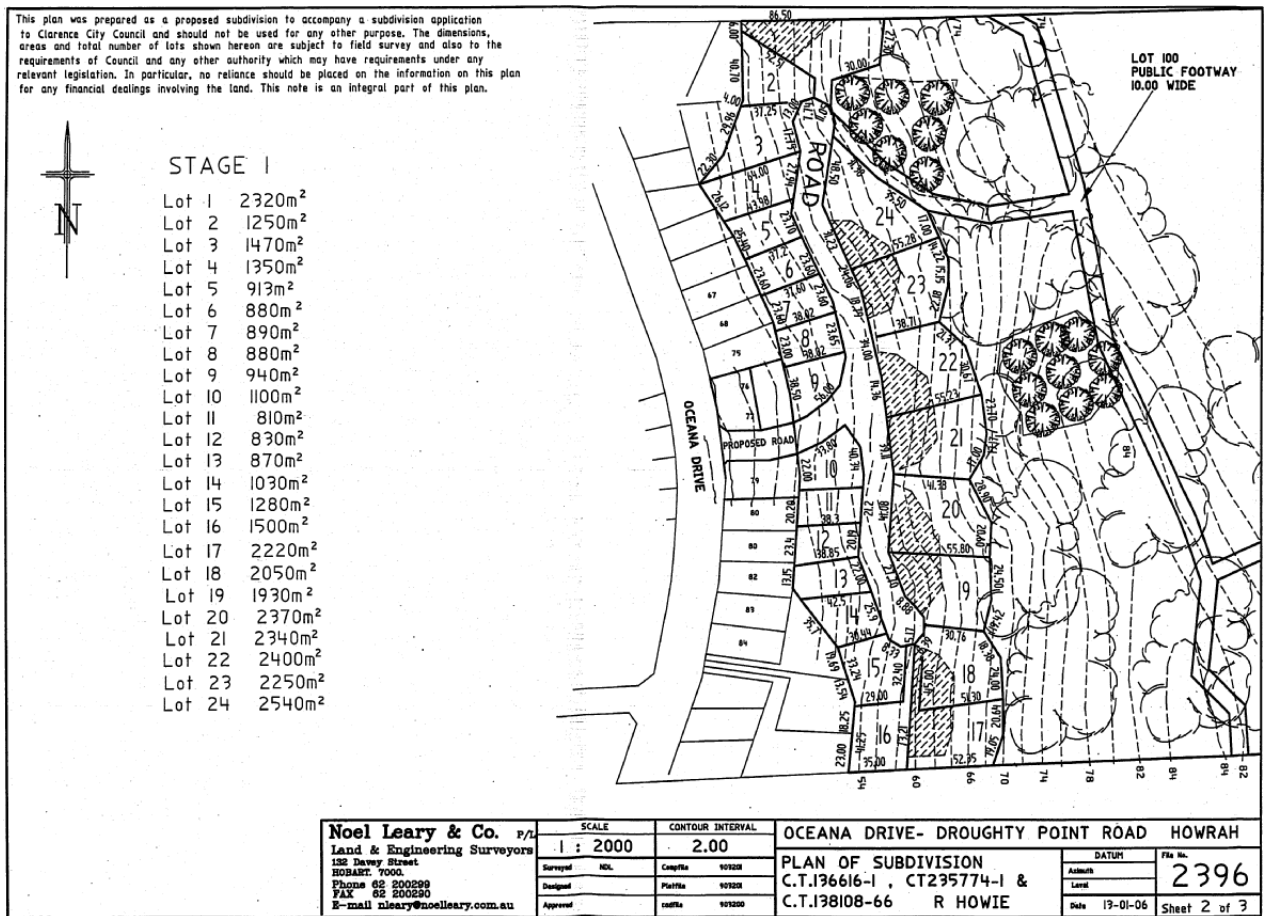


Figure CLA-S7.2 West Face Building Areas



CLA-S8.0 East Glebe Hill Specific Area Plan

CLA-S8.1 Plan Purpose

The purpose of the East Glebe Hill Specific Area Plan is:

- CLA-S8.1.1 To provide clear direction for the residential subdivision of the area subject to the East Glebe Hill Specific Area Plan;
- CLA-S8.1.2 To facilitate subdivision consistent with conservation of natural system and landscape values of the Clarence Plains Rivulet;
- CLA-S8.1.3 To facilitate development undertaken in accordance with best practice for efficient use of resources and of infrastructure; pedestrian friendly residential areas including a core pedestrian environment; and
- CLA-S8.1.4 To provide effective physical, circulation and usage links between the immediately surrounding suburbs and, more broadly, Greater Hobart.

CLA-S8.2 Application of this Plan

- CLA-S8.2.1 The specific area plan applies to the area of land designated as East Glebe Hill Specific Area Plan on the overlay maps.
- CLA-S8.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) General Residential Zone; and
 - (b) Open Space Zone,as specified in the relevant provision.

CLA-S8.3 Local Area Objectives

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

CLA-S8.4 Definition of Terms

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

CLA-S8.5 Use Table

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

CLA-S8.6 Use Standards

This sub-clause is not used in this specific Area Plan.

CLA-S8.7 Development Standards for Buildings and Works

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

CLA-S8.8 Development Standards for Subdivision

CLA-S8.8.1 Subdivision

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design A1, A4 and clause 8.6.2 Roads, and Open Space Zone clause 22.5.1 Lot design.

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>To provide for residential subdivision that:</p> <ul style="list-style-type: none"> (a) is serviced by an efficient, safe and slow speed road network that is readily understood tier of traffic cues; (b) is pedestrian friendly and provides opportunities for street trees and landscaping; and (c) is linked and integrated open space opportunities that allows for a range of recreational experiences.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision is consistent with the lot configuration and details shown in Figure CLA-S8.1 or Figure CLA-S8.2 in terms of:</p> <ul style="list-style-type: none"> (a) the number, width, alignment and configuration of roads; (b) the number of lots; and (c) the size and location of public open space. 	<p>P1.1</p> <p>The arrangement of roads within a subdivision must be:</p> <ul style="list-style-type: none"> (a) designed to ensure no vehicular access is permitted to Grange Road East; (b) legible and able to be understood by a tier of traffic cues resulting in road hierarchy with a slow traffic environment through the residential streets; (c) designed with sightlines providing for safe vehicle and pedestrian interactions; (d) sufficiently wide to provide opportunities for street trees, a pedestrian friendly environment and informal surveillance of nature strips to discourage opportunistic crime; and (e) designed to provide ready access for maintenance to services. <p>P1.2</p> <p>Proposals for road intersections onto Pass Road other than that shown in Figure CLA-</p>

	<p>S8.1, must demonstrate that the design, configuration and location is suitable in terms of safety, traffic flow and impact on residential amenity.</p> <p>P1.3</p> <p>Not less than 1 emergency egress is to be provided for in the event that the main entry becomes unavailable.</p> <p>P1.4</p> <p>Public open space is designed to provide for:</p> <ul style="list-style-type: none"> (a) a range of recreational opportunities through the creation of linear parks along the Clarence Plains Rivulet, local playground and parks, and incidental parks; and (b) walkways and safe multiuser connectivity as an alternative to using main roads.
<p>A2</p> <p>Subdivision must:</p> <ul style="list-style-type: none"> (a) not be staged; or (b) be staged consistent with Figure CLA-S8.3. 	<p>P2</p> <p>Staging provides for the:</p> <ul style="list-style-type: none"> (a) responsible use of existing infrastructure capacity and the efficient installation and delivery of new services; and (b) early transfer of public open space lots.

CLA-S8.9 Tables

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

Figure CLA-S8.1 Lot Configuration East Glebe Hill Specific Area Plan (North)

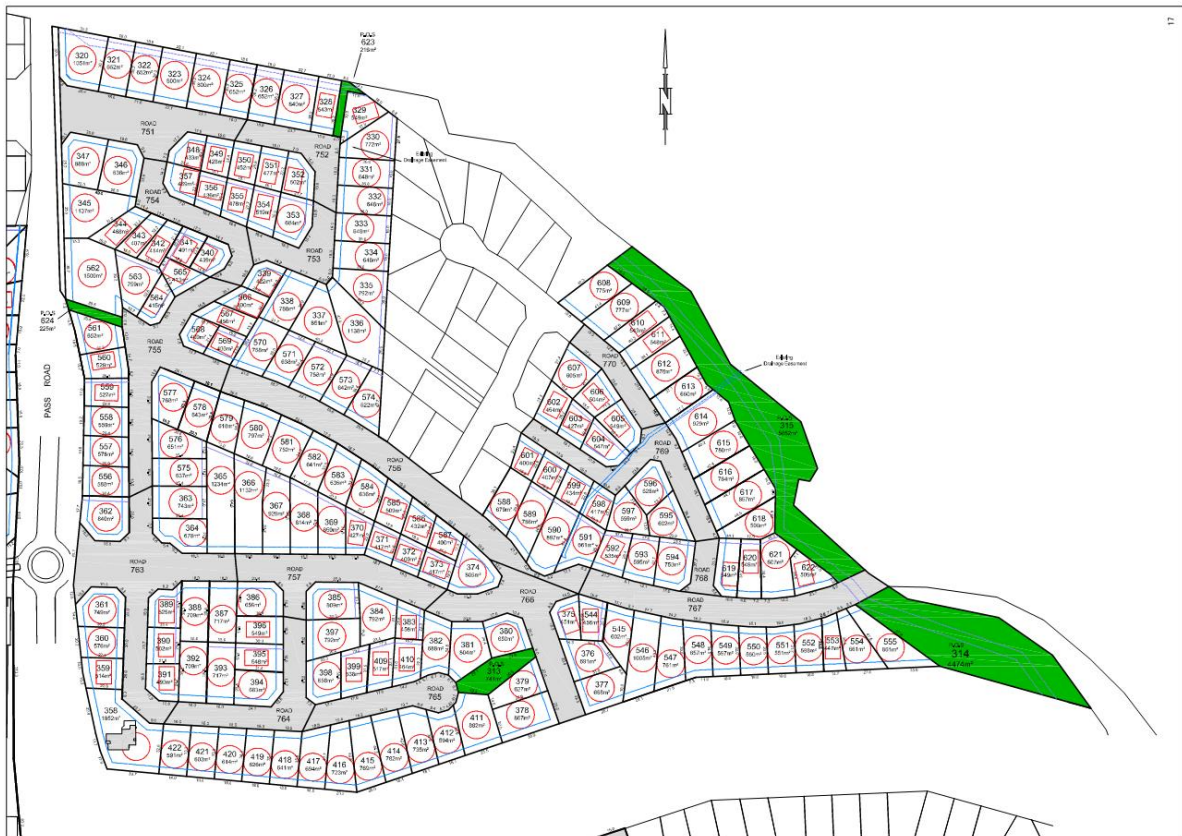
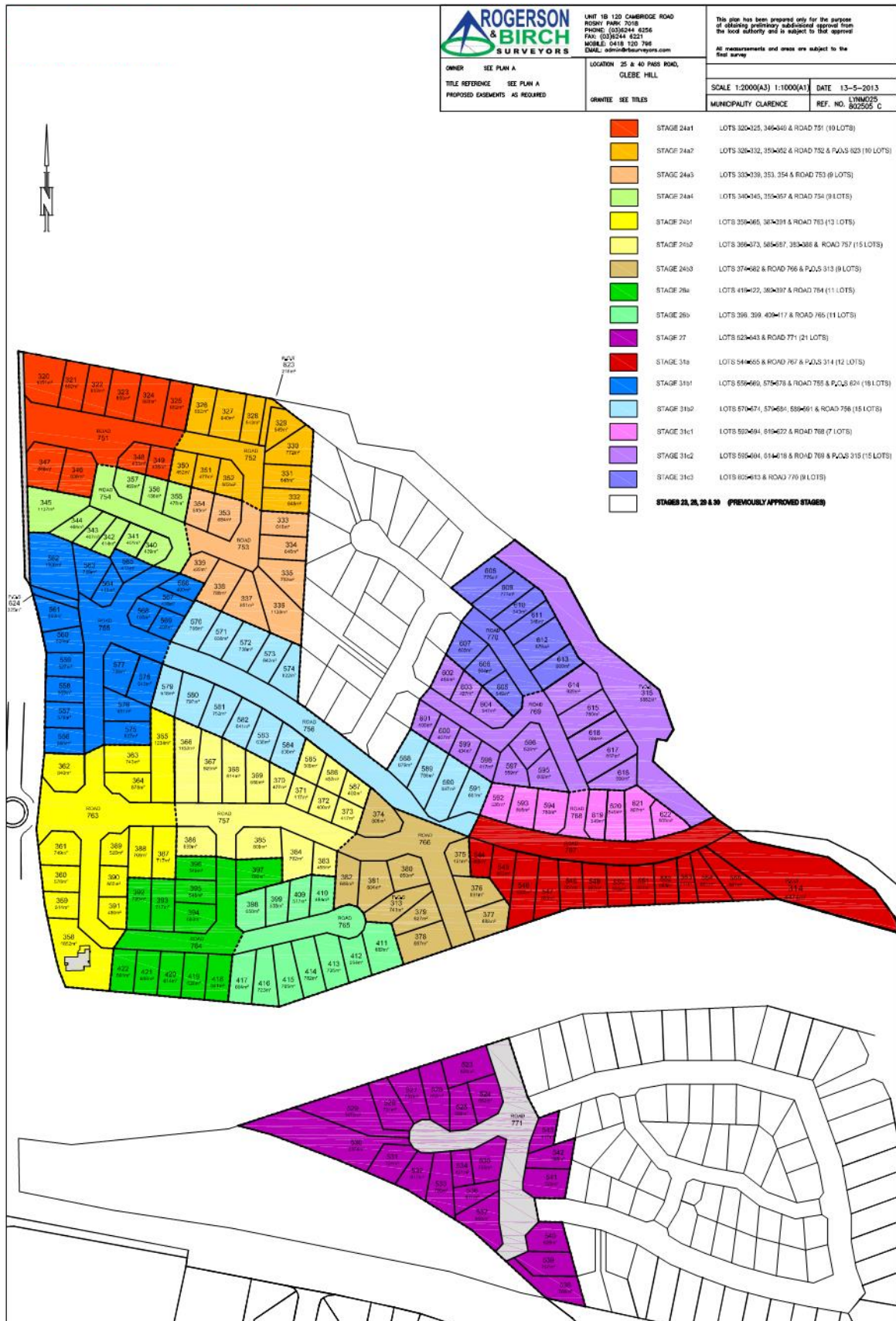


Figure CLA-S8.2 Configuration East Glebe Hill Specific Area Plan (South)



Figure CLA-S8.3 Staging East Glebe Hill Specific Area Plan



CLA-S9.0 Cranston Parade Specific Area Plan

CLA-S9.1 Plan Purpose

The purpose of the Cranston Parade Specific Area Plan is:

- CLA-S9.1.1 To provide for a range of industrial uses at Cranston Parade, including but not limited to export oriented industries and transport and warehousing, Antarctic industries and local service industries;
- CLA-S9.1.2 To allow for the staged sequential land release at Cranston Parade commensurate with established industrial land demand;
- CLA-S9.1.3 To ensure that the off-site amenity and environmental impacts of land use and development are avoided, reduced or mitigated to acceptable levels; and
- CLA-S9.1.4 To provide for a range of uses including research and tourism, where suited to unique synergies with the activities on and around the Hobart International Airport.

CLA-S9.2 Application of this Plan

- CLA-S9.2.1 The specific area plan applies to the area of land designated as Cranston Parade Specific Area Plan on the overlay maps.
- CLA-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Light Industrial Zone, as specified in the relevant provision.
- CLA-S9.2.3 In the area of land this plan applies to, an application for subdivision must be accompanied by:
 - (a) A landscaping plan showing the location of proposed infrastructure treatment of public open space areas.
 - (b) A report, prepared by a suitably qualified person, demonstrating how the proposal addresses the significance of the flora and fauna present on site.
 - (c) A traffic impact assessment, prepared by a suitably qualified person, demonstrating how the proposal would have regard to the road hierarchy and identifies how the proposed road layout would enable ease of movement of vehicles and pedestrians throughout the subdivision.
 - (d) Details of proposed stormwater management including any detention and drainage systems.
 - (e) Details of proposed staging, including the provision of infrastructure, open space areas and buffers to sensitive uses.

CLA-S9.3 Local Area Objectives

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

CLA-S9.4 Definition of Terms

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

CLA-S9.5 Use Table

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Port and Shipping	
Research and Development	
Service Industry	
Storage	
Transport Depot and Distribution	
Vehicle Fuel Sales and Service	
Discretionary	
Bulky Goods Sales	If for: <ul style="list-style-type: none"> (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials, trade or hardware supplier; or (c) a timber yard.
Community Meeting and Entertainment	

Crematoria and Cemeteries	
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If for alterations or extensions to existing Educational and Occasional Care.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire.
Recycling and Waste Disposal	If for a scrap yard or waste transfer station.
Resource Processing	
Sports and Recreation	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

CLA-S9.6 Use Standards

CLA-S9.6.1 Tourist Operation –

This clause is in addition to Light Industrial Zone - clause 18.3.2 Discretionary uses.

Objective:	That provision is made for Tourist Operation uses.	
Acceptable Solutions		Performance Criteria
A1 Each site identified in a plan of subdivision as being available for Tourist Operation use must be used for that purpose.		P1 Each site identified in a plan of subdivision as being available for Tourist Operation uses may be used for other purposes if it is demonstrated that Tourist Operation uses will not proceed due to suitability of the lot or need for such uses.

CLA-S9.7 Development Standards for Buildings and Works**CLA-S9.7.1 Rural living amenity**

This clause is in substitution for Light Industrial Zone - clause 18.4.2 Setbacks A2 and P2.

Objective:	To protect nearby rural living amenity.	
Acceptable Solutions		Performance Criteria
A1 The setback to a boundary of a residential use must be not less than 100m.		P1 The use must not cause or be likely to cause an unreasonable loss of amenity to sensitive uses through emissions including noise, odour, dust, illumination, or trading hours.

CLA-S9.8 Development Standards for Subdivision**CLA-S9.8.1 Lot dimensions**

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

Objective:	That each lot is able to contain adequate space for development, taking into account the constraints of the site.	
Acceptable Solutions		Performance Criteria
A1 Each lot must: <ul style="list-style-type: none"> (a) have an area of not less than 2000m²; and (b) be able to contain a 30m diameter circle; or (c) be for the provision of public utilities. 		P1 No Performance Criterion.
A2 Each lot must have a frontage of not less than 20m.		P2 Lot shape must be capable of allowing for the intended use with provision for car parking, vehicle movement, landscaping and the like.

CLA-S9.8.2 Subdivision layout

This clause is in addition to Light Industrial Zone - clause 18.5.1 Lot design

Objective:	That subdivision provides for a legible system of connections, site layout and accessibility, taking into account the physical and regional constraints of the setting.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	P1 Lot layout must provide for the creation of a buffer between industrial land use and rural living land use to the south of the site. The buffer to sensitive uses must be generally in accordance with the <i>Preliminary Stormwater, Sewerage & Water Supply Design, 51 Cranston Parade, Acton – Appendix A - Site Master Plan – Site Stormwater Drainage Plan</i> , and must include appropriate covenants precluding inappropriate development of that area.	
A2 No Acceptable Solution.	P2 Lot layout must give appropriate consideration to the demonstrated environmental values of the site by ensuring such values are accommodated within the design, if feasible.	
A3 No Acceptable Solution.	P3 Access must be in accordance with the recommendations of a traffic impact assessment, which must consider the appropriateness of access via Cranston Parade in comparison to access via Holyman Drive.	
A4 No Acceptable Solution.	P4 The subdivision plan must identify sites suited to tourism operations towards the southeast portion of the site, in proximity to Holyman Drive.	
A5	P5 Street construction and design should	

No Acceptable Solution.	provide safe and convenient movement for pedestrians and traffic movement associated with industrial development.
A6 Lot layout must provide for an extension of the Tangara Trail to enable the connection of the existing Trail at Rotary Place to Shelomith Drive. The extension is to be in the form of a public open space reservation with a width of not less than 10m, adjoining the south eastern boundary of the site.	P6 A suitable alternative to the extension of the Tangara Trail that provides for the connection of Rotary Place to Shelomith Drive, provided that the location and design complies with <i>Clarence Tracks and Trails Strategy (2012)</i> and is endorsed accordingly by the relevant council committee.
A7 Subdivision must ensure that, based on a 1 in 100 year event, natural drainage paths and significant stormwater catchment areas are protected from inappropriate development.	P7 No Performance Criterion.

CLA-S9.8.3 Subdivision staging

This clause is in addition to Light Industrial Zone - clause 18.5 Development Standards for Subdivision.

Objective:	That sequential land release meets demonstrable demand.
Acceptable Solutions	Performance Criteria
A1 Staging must ensure that 50% of the land within the Cranston Parade Specific Area Plan area is reserved for future industrial use and associated development, in the form of balance lots with an area not less than 10ha.	P1 A precinct plan must demonstrate there is an unmet demand for smaller balance lots. The precinct plan is to contain: <ul style="list-style-type: none"> (a) an industrial land supply and demand analysis for the Southern Region; and (b) an indicative lot release plan.

CLA-S9.9 Tables

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

CLA-S10 North Glebe Hill Specific Area Plan

CLA-S10.1 Plan Purpose

The purpose of the North Glebe Hill Specific Area Plan is:

- CLA-S10.1.1 To provide clear direction for the residential subdivision of the area subject to the North Glebe Hill Specific Area Plan.
- CLA-S10.1.2 An efficient road layout providing a high level of connectivity, safety and amenity for future residential development occupying the area subject to this specific area plan.
- CLA-S10.1.3 The staging of subdivision development is consistent with the available infrastructure provision for the area subject to this specific area plan.
- CLA-S10.1.4 To manage the interface between rural and residential land uses and any resulting land use conflicts.

CLA-S10.2 Application of this Plan

- CLA-S10.2.1 The specific area plan applies to the area of land designated as the North Glebe Hill Specific Area Plan on the overlay maps.
- CLA-S10.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) General Residential Zone; and
 - (b) Landscape Conservation Zone,as specified in the relevant provision.

CLA-S10.3 Local Area Objectives

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

CLA-S10.4 Definition of Terms

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

CLA-S10.5 Use Table

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

CLA-S10.6 Use Standards

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

CLA-S10.7 Development Standards for Buildings and Works**CLA-S10.7.1 Development of Stage 4**

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings, and Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works

Objective:	To minimise conflict between sensitive uses and rural or agricultural uses.	
Acceptable Solutions		Performance Criteria
A1 Within the area shown as Stage 4 in Figure CLA-S10.2, building and works must be: <ul style="list-style-type: none"> (a) works related to minor utilities; (b) works related to revegetation or maintenance of the vegetated buffer; or (c) must not occur if land adjoining to the North is in the Rural Zone or Agriculture Zone, or is used for a rural purpose. 		P1 No Performance Criterion.

CLA-S10.8 Development Standards for Subdivision**CLA-S10.8.1 Roads**

This clause is in substitution for General Residential Zone - clause 8.6.2 Roads.

This clause is in addition to Landscape Conservation Zone – clause 22.5.1 Lot design.

Objective:	To promote an efficient road layout providing a high level of connectivity, safety and amenity for future residential development.	
Acceptable Solutions		Performance Criteria
A1 Road layout and connections to adjoining properties within a subdivision must be consistent with Figure CLA-S10.1.		P1 The arrangement and construction of roads within a subdivision must: <ul style="list-style-type: none"> (a) provide connections to the existing roads abutting the site along the southern boundary; (b) be legible and provide appropriate future connections along the northern

	<p>boundary;</p> <p>(c) provide for linkages to Pass Road for emergency purposes and maintenance vehicles to the stormwater management area;</p> <p>(d) provide appropriate connection to 102 Pass Road (folio of the Register 114229/2); and</p> <p>(e) maintain appropriate vehicular access to 52 Minno Street (folio of the Register 125198/1).</p>
<p>A2</p> <p>Road widths within a subdivision must be consistent with Figure CLA-S10.1.</p>	<p>P2</p> <p>Road widths within a subdivision must:</p> <p>(a) achieve a hierarchy within the development;</p> <p>(b) be consistent with the roads adjoining the site; and</p> <p>(c) not present a traffic hazard.</p>

CLA-S10.8.2 Lot size

This clause is in substitution for Landscape Conservation Zone – clause 22.5.1 Lot design.

Objective:	To provide for the creation of 1 lot for residential purposes in the Landscape Conservation Zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>		<p>P1</p> <p>As at 1 July 2015, the commencement of the Clarence Interim Planning Scheme 2015, land zoned, or partially zoned Environmental Living, now zoned Landscape Conservation, may be subdivided to create one sub minimal lot for residential purposes, despite the provisions of the Landscape Conservation Zone.</p>

CLA-S10.8.3 Stormwater management

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision.

Objective:	That sufficient land is reserved for stormwater management.	
Acceptable Solutions		Performance Criteria
A1 Subdivision involves the land shown in Figure CLA-S10.2 as “Stage 1 land adjoining Pass Road reserved for stormwater management”, permit conditions must require that land to be shown on the final plan as being reserved for that purpose.		P1 No Performance Criterion.

CLA-S10.8.4 Staging

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision.

Objective:	That staging of subdivision is consistent with the available infrastructure provision.	
Acceptable Solutions		Performance Criteria
A1 Staging of subdivision must be in accordance with Figure CLA-S10.2; excluding Stage 4 that must be subdivided as one lot at the same time as Stage 1.		P1 No Performance Criterion.
A2 Before the sealing of any stages of a subdivision: <ul style="list-style-type: none"> (a) a vegetated buffer must be established on the area identified as Stage 4 on Figure CLA-S10.2, which must: <ul style="list-style-type: none"> (i) extend for its entire length with a minimum width of 40m; (ii) include a variety of plantings to provide adequate screening between the rural and 		P2 No Performance Criterion.

residential uses; and	
(iii) a Part 5 agreement requiring the retention and maintenance of the vegetated buffer on the area identified as Stage 4 until such time as the adjacent land to the north is no longer zoned or used for rural purposes.	

CLA-S10.9 Tables

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

Figure CLA-S10.1 Road Layout Plan

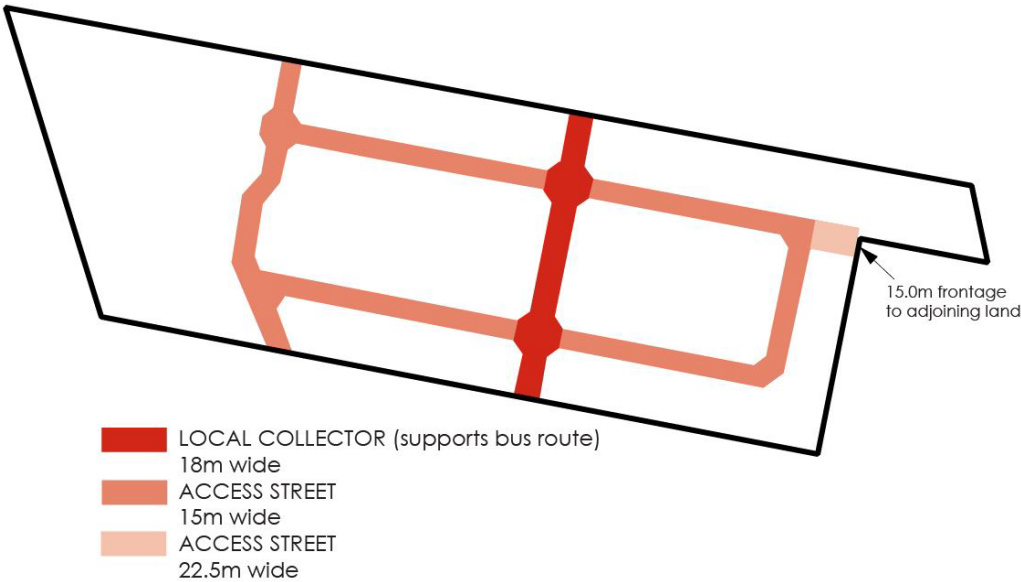
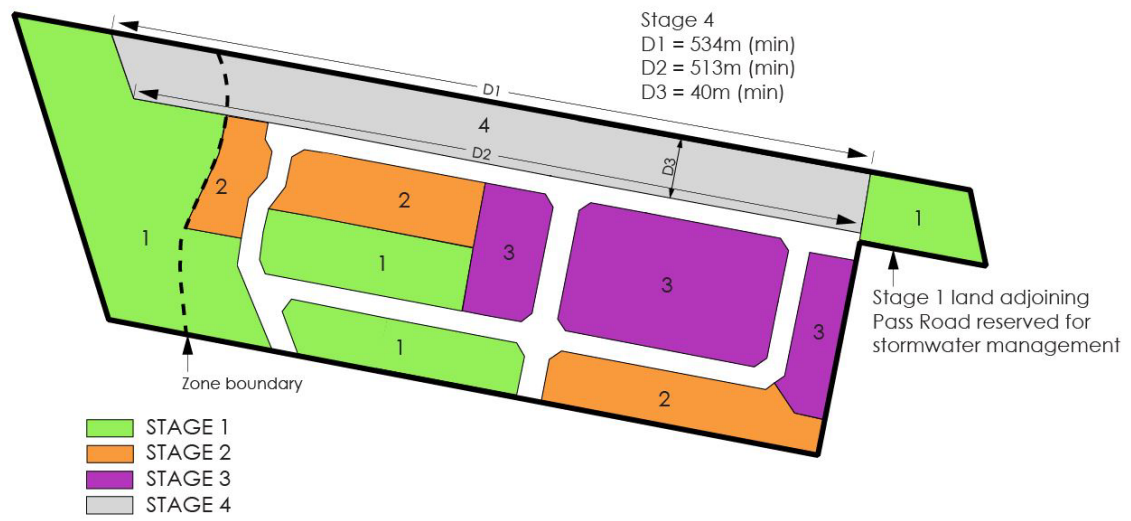


Figure CLA-S10.2 Staging Plan



CLA-S11.0 Sandford Specific Area Plan

CLA-S11.1 Plan Purpose

The purpose of the Sandford Specific Area Plan is:

- CLA-S11.1.1 To guide subdivision and development to ensure an efficient road layout that provides a high level of connectivity, safety and amenity.
- CLA-S11.1.2 To provide for the infill or consolidation of an existing rural living community, in accordance with the *Southern Tasmania Regional Land Use Strategy 2010-2035 (1 October 2013)*, ensuring in particular that each of the tests of the Regional Strategy's Policy SRD 1.3 are met.
- CLA-S11.1.3 To enable the continued operation of the existing Sandford Quarry consistent with any Environmental Protection Notice (EPN) permit conditions that apply to the operation of the quarry from time to time.

CLA-S11.2 Application of this Plan

- CLA-S11.2.1 The specific area plan applies to the area of land designated as the Sandford Specific Area Plan on the overlay maps.
- CLA-S11.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Rural Living Zone, as specified in the relevant provision.
- CLA-S11.2.3 In the area of land to which this plan applies, development within 10m of a dwelling existing as at 1 July 2015 is exempt from the provisions of the specific area plan.
- CLA-S11.2.4 In the area of land to which this plan applies, an application for use or development may be required to provide any of the following information to determine compliance with performance criteria:
 - (a) A plan showing the location of:
 - (i) any existing buildings and indication of those to be demolished and those to be retained;
 - (ii) proposed buildings; and
 - (iii) the proposal in context of any undeveloped future road or future trail connection shown in Figure CLA-S11.1; and
 - (b) any staging of development.

CLA-S11.3 Local Area Objectives

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

CLA-S11.4 Definition of Terms

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

CLA-S11.5 Use Table

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If for grazing.
Utilities	If for minor utilities.
Permitted	
Residential	If: <ul style="list-style-type: none"> (a) for a single dwelling; and (b) if the quarry at 100 School Road, Sandford, comprised in folio of the Register 135274/3 has ceased to operate.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a veterinary centre.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Education and Occasional Care	If for: <ul style="list-style-type: none"> (a) a childcare centre or primary school; or (b) an existing respite centre.
Emergency Services	
Extractive Industry	If located at 100 School Road, Sandford comprised in folio of the Register 135274/3.

Food Services	If for a gross floor area of no more than 200m ² .
General Retail and Hire	If for: <ul style="list-style-type: none"> (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop.
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Resource Development	If: <ul style="list-style-type: none"> (a) not for intensive animal husbandry or plantation forestry; or (b) not listed as No Permit Required.
Residential	If: <ul style="list-style-type: none"> (a) for single dwelling; and (b) not listed as Permitted.
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Sports and Recreation	If for an outdoor recreation facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

CLA-S11.6 Use Standards

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

CLA-S11.7 Development Standards for Buildings and Works**CLA-S11.7.1 Residential amenity**

This clause is in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works.

Objective:	(a) That the quarry located at 100 School Road, Sandford does not have an unreasonable impact on nearby residential amenity; and (b) To protect the quarry from potential land use conflict arising from the development of dwellings in proximity to it.
Acceptable Solutions	Performance Criteria
A1 (a) Buildings must not be for a Residential use; or (b) development is a non-habitable building or structure associated with an existing single dwelling; or (c) the quarry at 100 School Road, Sandford has ceased to operate.	P1 Development of a single dwelling is to take into account potential impacts from the quarry including noise, dust and visual amenity and be designed, sited or screened accordingly.

CLA-S11.7.2 Future connections

This clause is in addition to Rural Living Zone – clause 11.4 Development Standards for Building and Works.

Objective:	That building and works do not compromise a future subdivision layout that is integrated with the adjacent rural living community by providing vehicular connections and pedestrian movement generally in accordance with Figure CLA-S11.1.
Acceptable Solutions	Performance Criteria
A1 Building and works not associated with road construction, must be outside the future road alignments shown in Figure CLA-S11.1.	P1 Building and works within the road alignments shown in Figure CLA-S11.1 must demonstrate that it will not prevent a suitable alternative road connection from being constructed.
A2 (a) The lot is serviced by an existing public road or trail connection located generally in accordance with	P2 No Performance Criterion.

Figure CLA-S11.1; or	
(b) a single dwelling is setback 20m from any future road or future trail connection shown in Figure CLA-S11.1.	

CLA-S11.8 Development Standards for Subdivision

CLA-S11.8.1 Future road connections

This clause is in substitution for Rural Living Zone – clause 11.5.2 Roads.

Objective:	That subdivision layout provides for a design that is integrated with the adjacent Rural Living Zone by providing connections for vehicular movement.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must provide for a new road from Germain Court to School Road generally in accordance with Figure CLA-S11.1 - Road Layout Plan.		P1 The arrangement and construction of roads within a subdivision must be generally in accordance with Figure CLA-S11.1 - Road Layout Plan. Subdivision that includes realigned, or additional roads must meet the objective of this clause, including a road connecting Germain Court to School Road.

CLA-S11.8.2 Future public open space connections

This clause is in addition to Rural Living Zone – clause 11.5 Development Standards for Subdivision.

Objective:	That subdivision layout provides for a design that is integrated with the adjacent existing rural living area by providing connections for pedestrian movement and other recreational use.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision must provide for public open space lots: <ul style="list-style-type: none"> (a) connecting the existing public open space lot between Germain Court and School Road to Delphis Drive, generally in accordance with the future trail connection shown in Figure CLA-S11.1; and (b) along the western side of School Road, generally in accordance with the future trail connection shown in Figure CLA-S11.1.
A2 No Acceptable Solution.		P2 Additional public open space may be provided, if it does not conflict with the links required in P1 and the Future Road Connections at Figure CLA-S11.1.

CLA-S11.8.3 Staging

This clause is in addition to Rural Living Zone – clause 11.5 Development Standards for Subdivision.

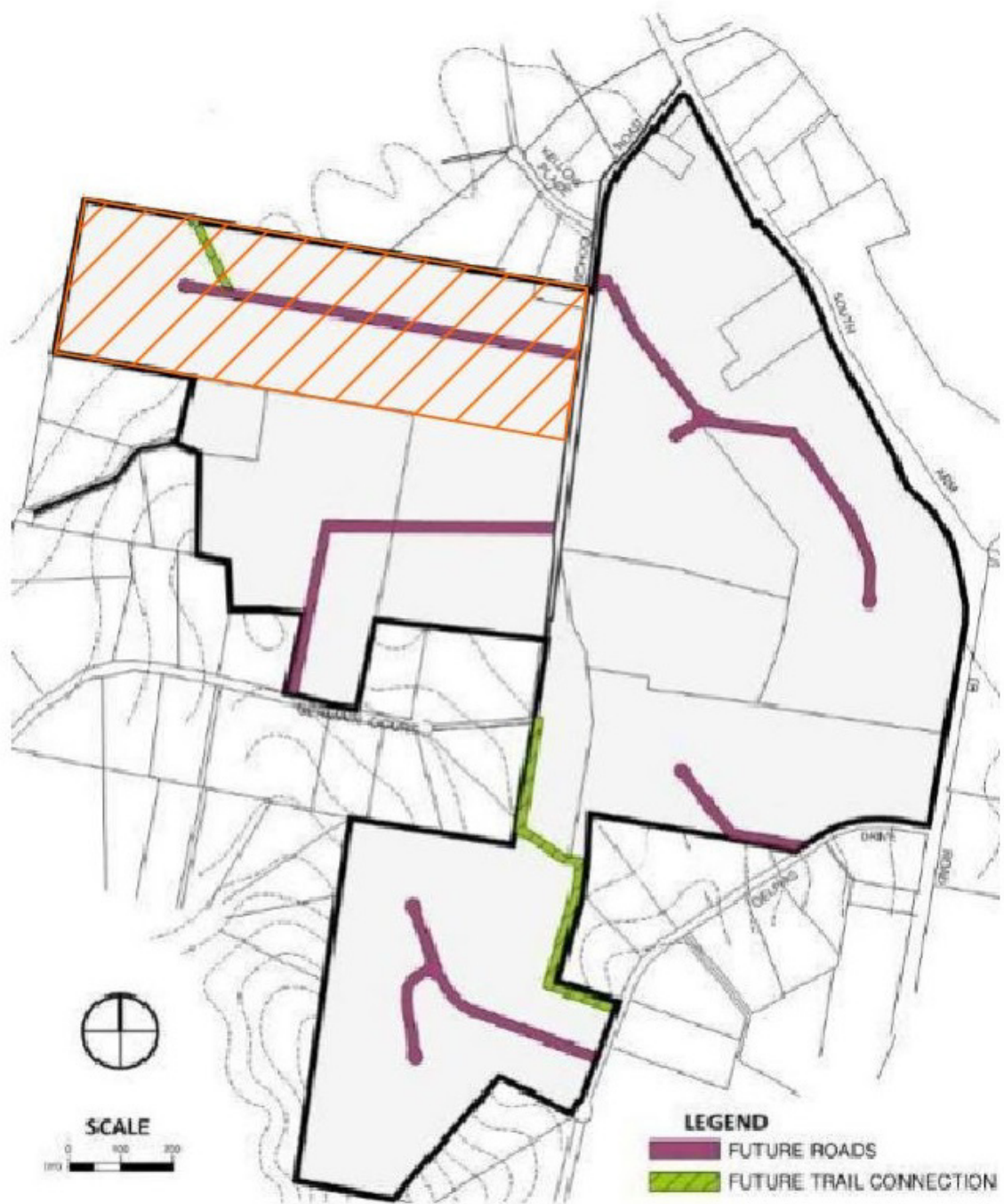
Objective:	To secure the construction and transfer of future roads and trail connections at an early stage of subdivision.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision of the area may be staged if: <ul style="list-style-type: none"> (a) a suitable staging plan is provided ensuring timely provision of road and trail connections and payment of any

	<p>public open space requirements;</p> <p>(b) staging is logical and sequential, commencing from existing road infrastructure;</p> <p>(c) the only subdivision that can occur to the west of the school road alignment, prior to the construction of the road and trail connections to Germain Court, generally in accordance with Figure CLA-S11.1 is not more than 12 lots, within the area of orange hatching in Figure CLA-S11.1;</p> <p>(d) any subdivision to the west of the School Road alignment which includes the land comprised in folio of the Register 30596/4 must provide for construction of the road and trail connections to Germain Court, generally in accordance with Figure CLA-S11.1 before the sealing of any non-road lots; and</p> <p>(e) the first stage of any subdivision at the southern end of Delphis Drive must include the trail connection to Germain Court generally in accordance with Figure CLA-S11.1</p>
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CLA-S11.9 Tables

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

Figure CLA-S11.1 Road and Trail Layout Plan



CLA-S12.0 Begonia Street Specific Area Plan

CLA-S12.1 Plan Purpose

The purpose of the Begonia Street Specific Area Plan is:

- CLA-S12.1.1 To provide direction for the location of vehicular access associated with subdivision of land bounded by Begonia Street, Flagstaff Gully Link Road and Flagstaff Gully Road.

CLA-S12.2 Application of this Plan

- CLA-S12.2.1 The specific area plan applies to the area of land designated as the Begonia Street Specific Area Plan on the overlay maps.

- CLA-S12.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:

(a) General Residential Zone; and

(b) Open Space Zone,

as specified in the relevant provision.

CLA-S12.3 Local Area Objectives

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

CLA-S12.4 Definition of Terms

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

CLA-S12.5 Use Table

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

CLA-S12.6 Use Standards

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

CLA-S12.7 Development Standards for Buildings and Works

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

CLA-S12.8 Development Standards for Subdivision**CLA-S12.8.1 Access**

This clause is in addition to General Residential Zone - clause 8.6.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design.

Objective:	That vehicular access associated with future residential subdivision does not direct traffic onto Begonia Street.	
Acceptable Solutions		Performance Criteria
A1 Subdivision: <ul style="list-style-type: none"> (a) is for the purposes of providing public services and Utilities; or (b) is to provide for public open space. 		P1 Subdivision must not provide for a road junction or other vehicular access to Begonia Street.

CLA-S12.9 Tables

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

CLA-S13.0 Glebe Hill Neighbourhood Centre Specific Area Plan

CLA-S13.1 Plan Purpose

The purpose of the Glebe Hill Neighbourhood Centre Specific Area Plan is:

- CLA-S13.1.1 To provide for the staged development of a Neighbourhood Centre at Glebe Hill that will serve the residential development in the Glebe Hill Estate and the adjoining Rokeby/Droughty Point growth corridor.
- CLA-S13.1.2 To ensure that the Neighbourhood Centre comprises a supermarket and supporting retail and food services, and complementary commercial and community development.
- CLA-S13.1.3 To provide for Neighbourhood Centre that is of a scale consistent with surrounding residential development that does not adversely impact the visual and general amenity.
- CLA-S13.1.4 To ensure that function of the Glebe Hill Neighbourhood Activity Centre serves local food retailing needs supported by additional uses providing community or public benefit to the residents in the Glebe Hill Estate and the adjoining Rokeby/Droughty Point growth corridor.

CLA-S13.2 Application of this Plan

- CLA-S13.2.1 The specific area plan applies to the area of land designated as the Glebe Hill Neighbourhood Centre Specific Area Plan on the overlay maps.
- CLA-S13.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the General Business Zone, as specified in the relevant provisions.

CLA-S13.3 Local Area Objectives

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

CLA-S13.4 Definition of Terms

CLA-S13.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
major development	means a development with a construction value of more than \$1,000,000.
Precinct 1	means the area shown as Precinct 1 in Figure CLA-S13.1.
Precinct 2	means the area shown as Precinct 2 in Figure CLA-S13.1.
Precinct 3	means the area shown as Precinct 3 in Figure CLA-S13.1.

public art	means any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
public art works	<p>includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements.</p> <p>Public art can be expressed as:</p> <ul style="list-style-type: none"> (a) functional: seating, lighting, bollards or similar; (b) decorative: for example incorporated imagery or sculpture in a structure such as paving; (c) iconic: stand alone sculptural works; (d) integrated: fully incorporated within the design such as floor or window design; (e) site specific: specifically for and responsive to a particular site, thematically or through use of scale or materials; (f) interpretive: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works; (g) temporary/ephemeral: the work is not intended to be permanent – could be part of a performance, event or garden/natural area; or (h) commemorative/celebratory: acknowledging or recalling an event, activity or person important to the local community - temporary or permanent.

CLA-S13.5 Use Table

This clause is in substitution for General Business Zone – clause 15.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for a sub-station, telecommunications infrastructure or services infrastructure required to support development on the site.
Permitted	
Food Services	If the site contains an existing supermarket or if Food Services is proposed in an application that includes the development of a supermarket.
General Retail and Hire	If in Precinct 1 and: <ul style="list-style-type: none"> (a) a single supermarket with a gross floor area of not more than 3,500m²; and (b) supporting General Retail and Hire with a combined gross floor area of not more than 1,810m².
Vehicle Fuel Sales and Service	If for a service station and in Precinct 2.
Discretionary	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	If for a bottle shop.
Passive Recreation	
Sports and Recreation	
Utilities	If not listed as No Permit Required.

Vehicle Fuel Sales and Service	If not listed as Permitted.
Prohibited	
All other uses	

CLA-S13.6 Use Standards

CLA-S13.6.1 Precinct objectives

This clause is in addition to General Business Zone – clause 15.3 Use Standards.

Objective:	That food retailing needs are supported by additional uses providing community or public benefit to the residents in the Glebe Hill Estate and the adjoining Rokeby/Droughty Point growth corridor.	
Acceptable Solutions		Performance Criteria
A1 Use must be a Permitted use.		P1 Use must demonstrate it is consistent with the specific area plan Purpose statements.

CLA-S13.7 Development Standards for Buildings and Works**CLA-S13.7.1 Materials and design**

This clause is in substitution for General Business Zone - clause 15.4.3 Design.

Objective:	That a high standard of urban design that reflects the commercial function within the context of its surrounding residential development.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (a) the construction of a new building; or (b) external alterations to an existing building. 	<p>P1</p> <ul style="list-style-type: none"> (a) external finishes of buildings (walls, roofing and windows) are to be compatible with existing residential development within the vicinity; (b) walls constructed of face brick, rendered masonry or similar, should borrow texture and colours from existing residential development in the vicinity; (c) tilt-up concrete slabs and similar large scale wall construction must include sufficient detail and relief to enable a scale of structure that is compatible with residential development in the vicinity; (d) to provide for domestic scale elements within its residential setting, roof form must: <ul style="list-style-type: none"> (i) be low pitched gable, hipped, skillion or a combination of such forms; and (ii) large expanses of planar roof forms in view from adjacent residential areas must be mitigated through suitable architectural design and building elements, building orientation, or landscaping; and (e) roof top infrastructure is to be suitably screened, details of which are to be included on the relevant elevations.

<p>A2</p> <p>A landscaping treatment must be provided and incorporate the following features as applicable to development in Precinct 1, 2 and 3:</p> <ul style="list-style-type: none"> (a) an evergreen tree screen between the rear of property boundaries in Hance Road and Norfolk Drive, and the proposed new slip lane off Rokeby Road/South Arm Highway; (b) an avenue of evergreen street trees within the road reserve on the southern side of the proposed new slip lane; (c) an avenue of deciduous street trees and lower non-deciduous understorey; (d) plantings within the 15m setback from boundaries to Rokeby Road/South Arm Highway; (e) street trees are to be protected with metal guards until maturity; and (f) on-site parking for individual developments must include shade trees which are to be protected by metal guards. Such details are to be provided as part of a landscape plan for individual developments. 	<p>P2</p> <p>For new development a landscaping treatment must be provided that:</p> <ul style="list-style-type: none"> (a) enhances the appearance of development and provide for a high quality streetscape and visual amenity within the Glebe Hill Neighbourhood Centre; (b) enhances amenity and interest having regard to species, diversity, a range of plant height, forms, density and maintenance requirements; (c) seeks to establish avenue type plantings adjacent to the road boundaries; and (d) does not create concealed entrapment spaces.
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CLA-S13.7.2 Siting and scale

This clause is in substitution for General Business Zone – clause 15.4.1 Building height.

This clause is in addition to General Business Zone - clause 15.4.2 Setbacks.

Objective:	That commercial development complements its domestic setting and responds to the scale envisaged by the <i>Southern Tasmania Regional Land Use Strategy 2010-2035 (1 October 2013)</i> Minor or Neighbourhood Centre scale.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must have a setback from boundaries to Rokeby Road/South Arm</p>	<p>P1</p> <p>Development is set back sufficiently to provide and maintain a continuous avenue</p>

Highway of not less than 15m.	of trees and screen plantings between Rokeby Road/South Arm Highway and development.
A2 (a) Development must have a setback from side boundaries of not less than 4m. (b) Development must have a setback to the slip lane, or future slip lane, of not less than 9m.	P2 No Performance Criterion.
A3 Building height and signage must be not more than 8.5m.	P3 Building height must: <ul style="list-style-type: none"> (a) be consistent with the purpose and objectives of this specific area plan; (b) is compatible with the scale of adjoining residential development within proximity to the site; (c) not unreasonably overshadow public spaces; and (d) provide a transition in height between adjoining buildings, if appropriate.

CLA-S13.7.3 Staging

This clause is in addition to General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	To provide for the staged delivery of the commercial development envisaged by the <i>Clarence Activity Centre Strategy December 2013</i> .	
Acceptable Solutions		Performance Criteria
A1 (a) Development is associated with Precinct 1; or (b) development in Precinct 2 provided that construction works associated with the development of the	P1 Precincts 2 and 3 may be developed in the reverse order where it can be demonstrated that the proposal is consistent with the Purpose of this specific area plan.	

supermarket in Precinct 1 has commenced; or	
(c) development in Precinct 3 provided that construction works associated with the development of Precinct 2 has commenced.	

CLA-S13.7.4 Public art

This clause is in addition to General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	That major development contributes to the amenity of the site, and nearby public places, by the installation of public art works.	
Acceptable Solutions		Performance Criteria
A1 Development is not for a major development.		P1 That a major development contributes to the amenity of the site and nearby public places by the installation of public art works having regard to: <ul style="list-style-type: none"> (a) the proximity of the proposed public art works to the major development and a public place; (b) the size, scale and design of the proposed major development; (c) the design of the proposed public art works, including their intended enhancement of the streetscape, or the cultural, environmental or built values of the location; (d) the visibility and accessibility of the proposed public art works to the public; and (e) the need for public art and any existing public art on or near the site.

CLA-S13.8 Development Standards for Subdivision**CLA-S13.8.1 Lot configuration**

This clause is in substitution to General Business Zone clause 15.4.1 Lot design A1 and P1.

Objective:	That subdivision and lot configuration complements its domestic setting and responds to the scale envisaged by the <i>Clarence Activity Centre Strategy December 2013</i> .	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Lot sizes and configuration of Precincts 1 and 2 must be broadly consistent with Figure CLA-S13.1. Lots in Precinct 3 may vary the number and/or respective lots provided that: <ul style="list-style-type: none"> (a) it can be demonstrated that the proposal will not compromise the Purpose of this Specific Area Plan; and (b) no internal lots are created.

CLA-S13.8.2 Staging

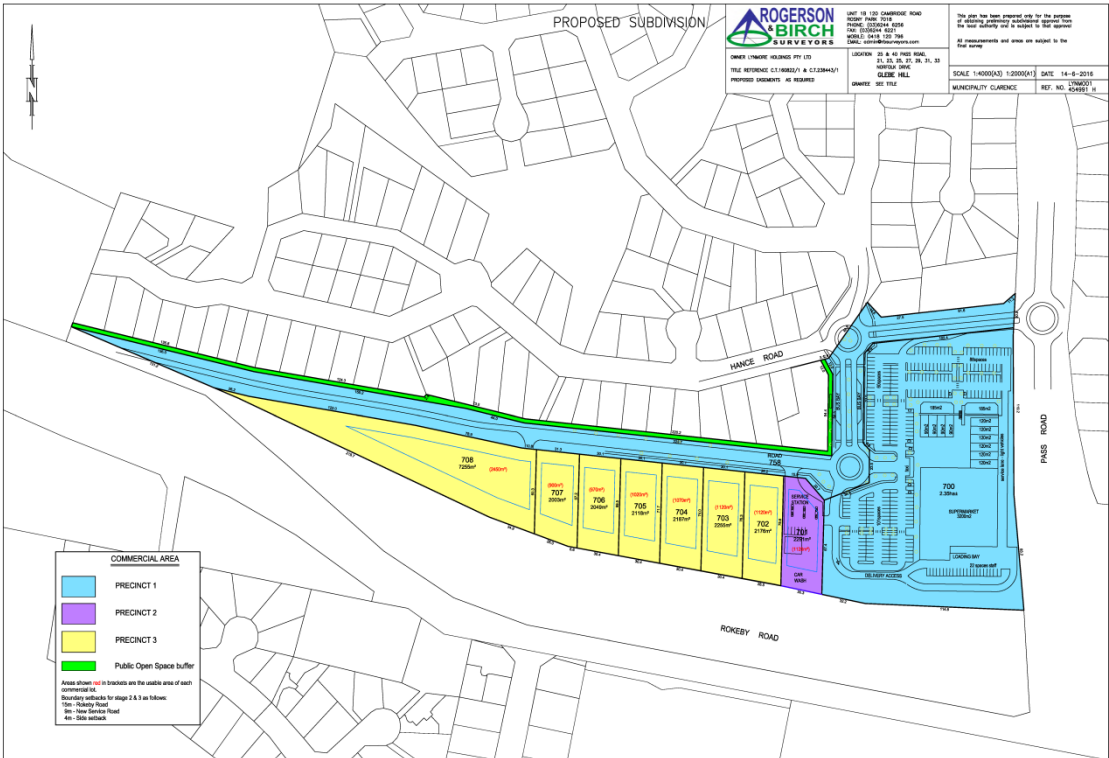
This clause is in addition to General Business Zone - clause 15.4 Development Standards for Subdivision.

Objective:	To provide for the staged delivery of lots for commercial development envisaged by the <i>Clarence Activity Centre Strategy December 2013</i> .	
Acceptable Solutions		Performance Criteria
A1 (a) Subdivision must not be staged; or (b) staging sequence reflects the Precinct sequencing identified in Figure CLA-S13.1.		P1 No Performance Criterion.

CLA-S13.9 Tables

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

Figure CLA-S13.1 Subdivision and Staging Plan



CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan

CLA-S14.1 Plan Purpose

The purpose of the Oceana Drive Residential and Bushland Specific Area Plan is:

- CLA-S14.1.1 To provide direction for development on the Rokeby Hills above Oceana Drive that facilitates compatible residential use and associated conservation management of the Rokeby Hills bushland and facilitates a visual (landscape) and fire defence transition between downslope residential and upslope bushland.
- CLA-S14.1.2 To facilitate development and use on the Rokeby Hills above Oceana Drive consistent with the conservation and protection of natural and landscape values.
- CLA-S14.1.3 To facilitate development undertaken in accordance with best practice for efficient use of resources, infrastructure, pedestrian friendly residential areas, and bushfire hazard management.
- CLA-S14.1.4 To provide effective recreation and emergency services linkage.

CLA-S14.2 Application of this Plan

- CLA-S14.2.1 The specific area plan applies to the area of land designated as the Oceana Drive Residential and Bushland Specific Area Plan on the overlay maps.
- CLA-S14.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of the:
 - (a) General Residential Zone;
 - (b) Low Density Residential Zone;
 - (c) Landscape Conservation Zone; and
 - (d) Open Space Zone,as specified in the relevant provision.
- CLA-S14.2.3 In the area of land to which this plan applies, an application for development may be required to provide any of the following information to determine compliance with performance criteria:
 - (a) a visual impact analysis where variations to height or siting standards are proposed;
 - (b) details of colours and materials; and
 - (c) an ecological assessment where construction on the bushland lots is proposed outside of the Indicative House Site clearing (Bushland Lots) shown in Figure CLA-S14.5.

CLA-S14.3 Local Area Objectives

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

CLA-S14.4 Definition of Terms

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

CLA-S14.5 Use Table

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

CLA-S14.6 Use Standards

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

CLA-S14.7 Development Standards for Buildings and Works**CLA-S14.7.1 Building height**

This clause is in substitution for General Residential Zone - clause 8.4.2 Setbacks and building envelopes for all dwellings A3 and P3, General Residential Zone - clause 8.5.1 Non Dwelling Development A2 and P2, Low Density Residential Zone - clause 10.4.2 Building height, Landscape Conservation Zone - clause 22.4.2 Building height, siting and exterior finishes A1 and P1, and Open Space Zone - clause 29.4.1 Building height, setback and siting A1 and P1.

Objective:	<ul style="list-style-type: none"> (a) To allow for residential development that makes a visual and landscape transition between conserved bushland upslope and standard suburban development downslope. (b) To minimise the visual impact of residential development on larger bushland lots.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within the Low Density Residential Zone, Landscape Conservation Zone and Open Space Zone, building height must be not more than 4.5m.</p>	<p>P1</p> <p>Within the Low Density Residential Zone, Landscape Conservation Zone and Open Space Zone:</p> <ul style="list-style-type: none"> (a) building height more than 4.5m may be approved where the design, external colours and materials of buildings combine with walls and fences so as to unobtrusively blend with the natural landscape and minimise visual intrusion; and (b) materials and surfaces should be: <ul style="list-style-type: none"> (i) of low light reflectivity; and (ii) of dark natural colour (such as black, grey, brown and green); or

	<p>(iii) of dark appearance throughout the day due to shading,</p> <p>and building height must be not more than 7.5m.</p>
<p>A2</p> <p>Within the General Residential Zone, 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 CLA-S14.1, CLA-S14.2 and CLA-S14.3) 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 4.5m 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>P2.1</p> <p>Within the General Residential Zone 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> <p>P2.2</p> <p>Within the General Residential Zone:</p> <p>(a) building height of a dwelling more than 4.5m, may be approved where</p>

	<p>the design, external colours and materials of buildings combine with walls and fences so as to unobtrusively blend with the natural landscape and minimise visual intrusion; and</p> <p>(b) materials and surfaces should be:</p> <ul style="list-style-type: none"> (i) of low light reflectivity; and (ii) of dark natural colour (such as black, grey, brown and green); or (iii) of dark appearance throughout the day due to shading, <p>and building height must be not more than 7.5m.</p>
<p>A3</p> <p>Within the General Residential Zone , a building that is not 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 CLA-S14.1, CLA-S14.2 and CLA-S14.3) 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 property with an adjoining frontage; and (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 or rear boundaries to a building height of not more than 4.5m above existing ground level; and <p>(b) only have a setback less than 1.5m</p>	<p>P3.1</p> <p>Within the General Residential Zone ,the siting and scale of a building that is not a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on</p>

<p>from a side or rear boundary if the building:</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 of the length of the side or rear boundary (whichever is lesser). 	<p>established properties in the area.</p> <p>P3.2</p> <p>Within the General Residential Zone:</p> <ul style="list-style-type: none"> (a) building height of a building that is not a dwelling more than 4.5m, may be approved where the design, external colours and materials of buildings combine with walls and fences so as to unobtrusively blend with the natural landscape and minimise visual intrusion; and (b) materials and surfaces should be: <ul style="list-style-type: none"> (i) of low light reflectivity; and (ii) of dark natural colour (such as black, grey, brown and green); or (iii) of dark appearance throughout the day due to shading, <p>and building height must be not more than 7.5m.</p>
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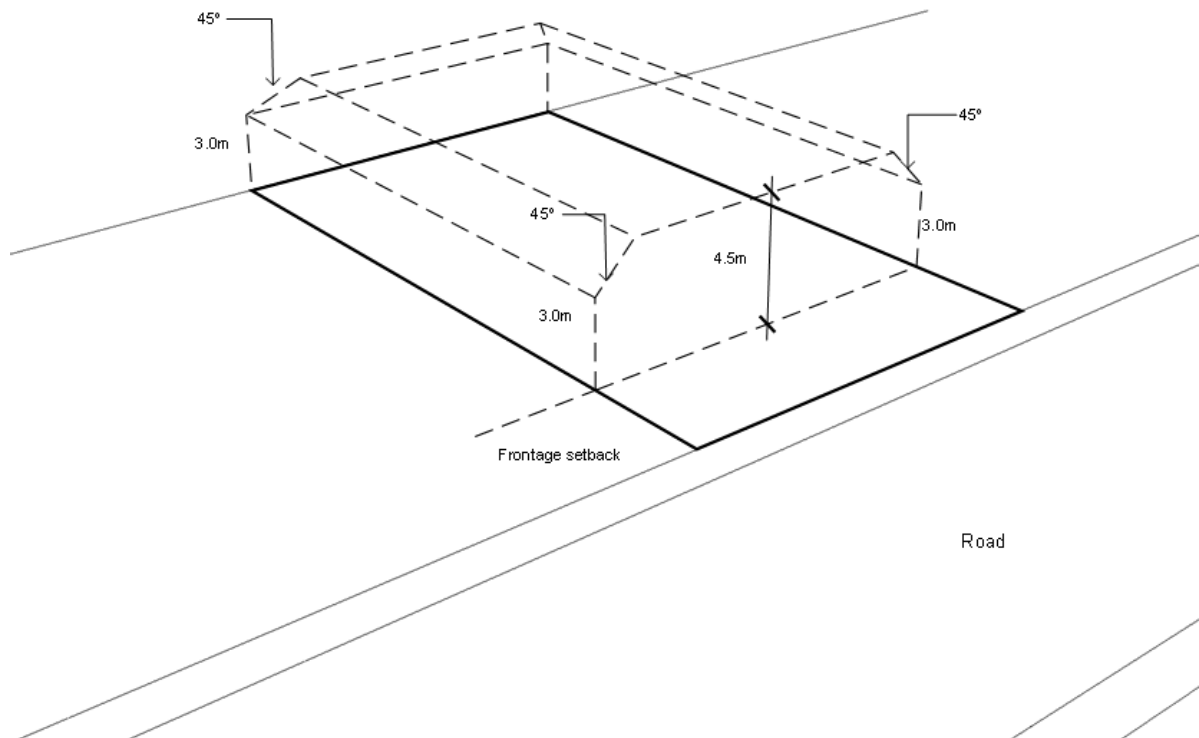


Figure CLA-S14.1 Building envelope as required by clause CLA-S14.7.1 A2 and A3 that is in substitution for General Residential Zone – clause 8.4.2 A3 and clause 8.5.1 A2

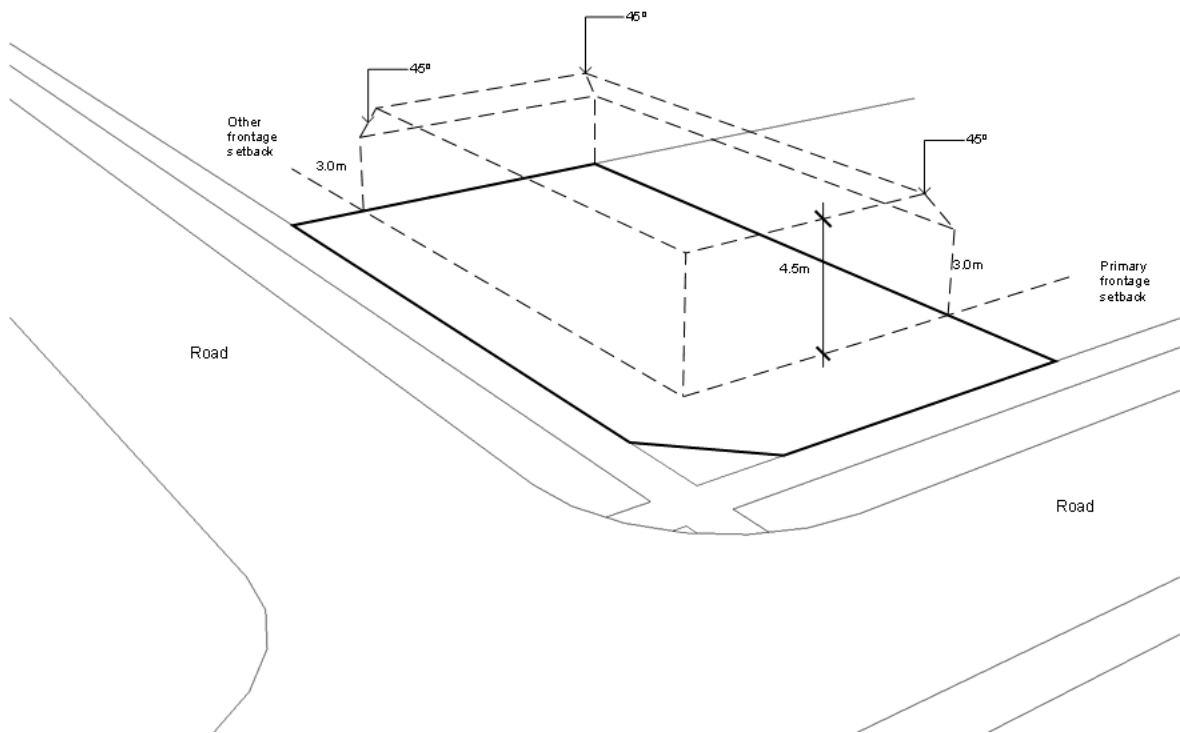


Figure CLA-S14.2 Building envelope for corner lots as required by clause CLA-S14.7.1 A2 and A3 that is in substitution for General Residential Zone – clause 8.4.2 A3 and clause 8.5.1 A2

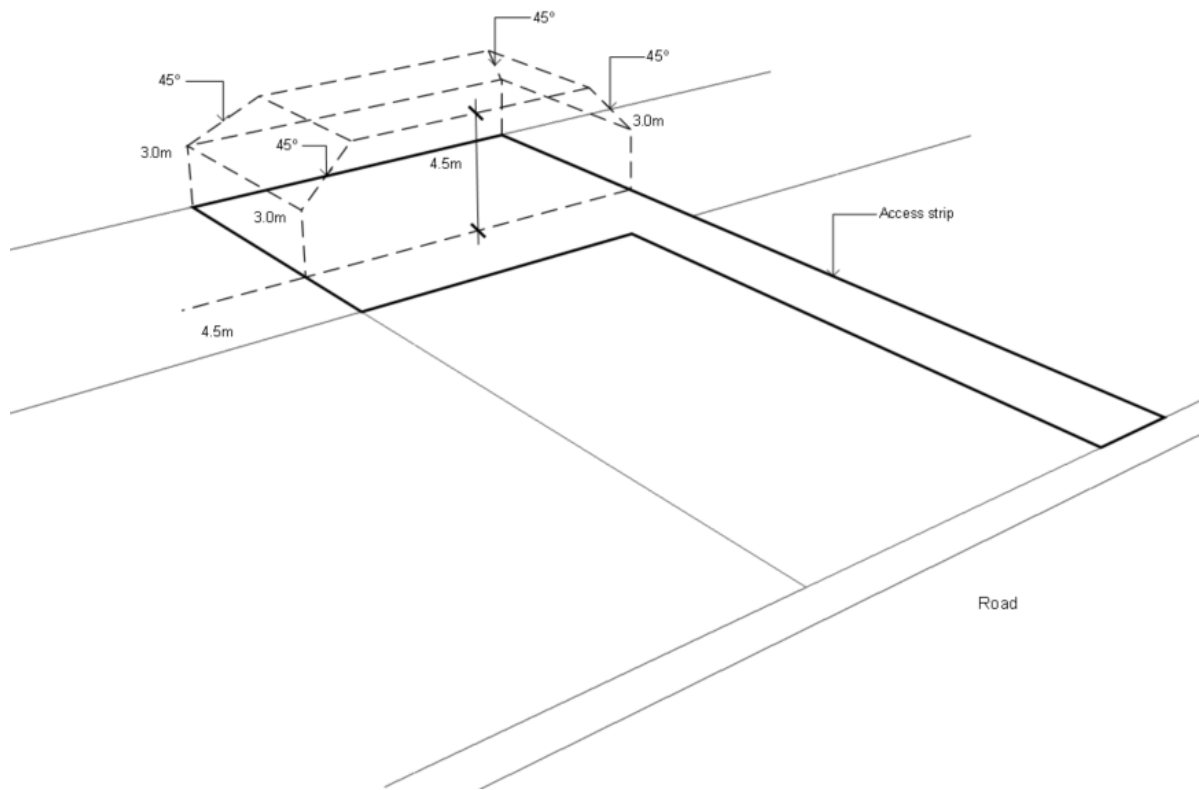


Figure CLA-S14.3 Building envelope for internal lots as required by clause CLA-S14.7.1 A2 and A3 that is in substitution for General Residential Zone – clause 8.4.2 A3 and clause 8.5.1 A2

CLA-S14.7.2 Siting of development on bushland lots

This clause is in substitution for Landscape Conservation Zone – 22.4.1 Building height, siting and exterior finishes A4 and P4.

Objective:	To provide for bushland conservation through complementary residential use on larger lots and public open space with accessible public walking tracks.	
Acceptable Solutions		Performance Criteria
A1 Within the Landscape Conservation Zone, a single dwelling must be sited on a bushland lot within the indicative house site shown as a rectangle within the Indicative House Site clearing (Bushland Lots) in Figure CLA-S14.5.		P1 Within the Landscape Conservation Zone, a single dwelling, garden sheds, garages, carports, clearing, gardens or areas of vegetation disturbance must be sited to minimise adverse impacts on natural and landscape values generally consistent with Figure CLA-S14.5.

CLA-S14.7.3 Fences, retaining walls and paving

This clause is in addition to Low Density Residential Zone – clause 10.4 Development Standards for Dwelling, Low Density Residential Zone – clause 10.5 Development Standards for Non-dwellings, and Landscape Conservation Zone – clause 22.4 Development Standards for Building and Works.

Objective:	<ul style="list-style-type: none"> (a) To allow for residential development that makes a visual and landscape transition between conserved bushland upslope and standard suburban development downslope. (b) To provide for residential use on larger bushland conservation lots.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within the Low Density Residential Zone:</p> <ul style="list-style-type: none"> (a) retaining walls must be not more than 2m above existing ground level; (b) paved areas must be not more than 2m wide; and (c) retaining walls and paved areas, must be constructed in materials that are: <ul style="list-style-type: none"> (i) of low light reflectivity; and (ii) of dark natural colour, such as, black, grey, brown and green; or (iii) of dark appearance throughout the day due to shading; and (d) boundary fences, excluding fences exempt under clause 4.6.3 and 4.6.4, adjoining a road or public reserve with a height of more than 1.2m or other boundary fences with a height more than 2.1m, must be constructed in materials that are: <ul style="list-style-type: none"> (i) of low light reflectivity; and (ii) of dark natural colour, such as, black, grey, brown and green; or 	<p>P1</p> <p>Within the Low Density Residential Zone, the location, height or widths of retaining walls, paved areas and boundary fences and the nature and colour of construction material may be varied, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the item; (b) the item not being visually prominent from public streets or public open space; and (c) any screening or partial screening of the item.

(iii) of dark appearance throughout the day due to shading.	
A2 Within the Landscape Conservation Zone, boundary fences with a height more than 1.2m adjoining public open space are of post and wire strand construction.	P2 Within the Landscape Conservation Zone, boundary fences adjoining public open space must be of low visual prominence and allow free movement of native animals.

CLA-S14.7.4 Bird strike

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings, General Residential Zone – clause 8.5 Development Standards for Non-Dwellings, Low Density Zone – clause 10.4 Development Standards for Dwellings, Low Density Zone – clause 10.5 Development Standards for Non-dwellings, and Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works.

Objective:	That development minimises the risk of bird strike.	
Acceptable Solutions	Performance Criteria	
A1 Boundary fences, adjoining a road or public reserve with a height more than 1.2m and other boundary fences with a height of more than 2.1m must not be constructed of wire mesh.	P1 No Performance Criterion.	
A2 Buildings and structures are designed and managed to minimise bird strike by: <ul style="list-style-type: none"> (a) eliminating or obscuring all transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings; and (b) using low reflective glass on external surfaces; or (c) angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat. 	P2 Buildings and structures, may be approved where it is demonstrated that the relevant State authority or Commonwealth department confirms in writing that design is acceptable in terms of impact on the local Swift Parrot (<i>Lathamus discolor</i>) community.	

CLA-S14.8 Development Standards for Subdivision**CLA-S14.8.1 Subdivision layout**

This clause is in substitution for Landscape Conservation Zone – 22.5.1 Lot design A1 and P1.

Objective:	To provide for bushland conservation through complementary residential use on larger lots and public open space with accessible public walking tracks.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Subdivision must provide not more than 5 bushland residential lots generally in accordance with Figure CLA-S14.5 and must: <ul style="list-style-type: none"> (a) have an area of not more than: <ul style="list-style-type: none"> (i) 5ha; or (ii) 2ha if located on folio of the Register 131197/2; and (b) have a building area with sufficient area for bushfire hazard management in areas with lesser conservation values and: <ul style="list-style-type: none"> (i) lower visual sensitivity; or (ii) if visual sensitivity can be satisfactorily addressed.
A2 No Acceptable Solution.		P2 Public open space must be provided that satisfies the following: <ul style="list-style-type: none"> (a) location of public open space areas and track alignment must allow for: <ul style="list-style-type: none"> (i) pedestrian use; (ii) minor infrastructure associated with recreational activities; and (iii) public recreational activities as authorised in writing from time to time by the Minister; and

	(b) track alignment that is generally consistent with Figure CLA-S14.4.
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CLA-S14.9 Tables

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

Figure CLA-S14.4 Public Open Space and Tracks

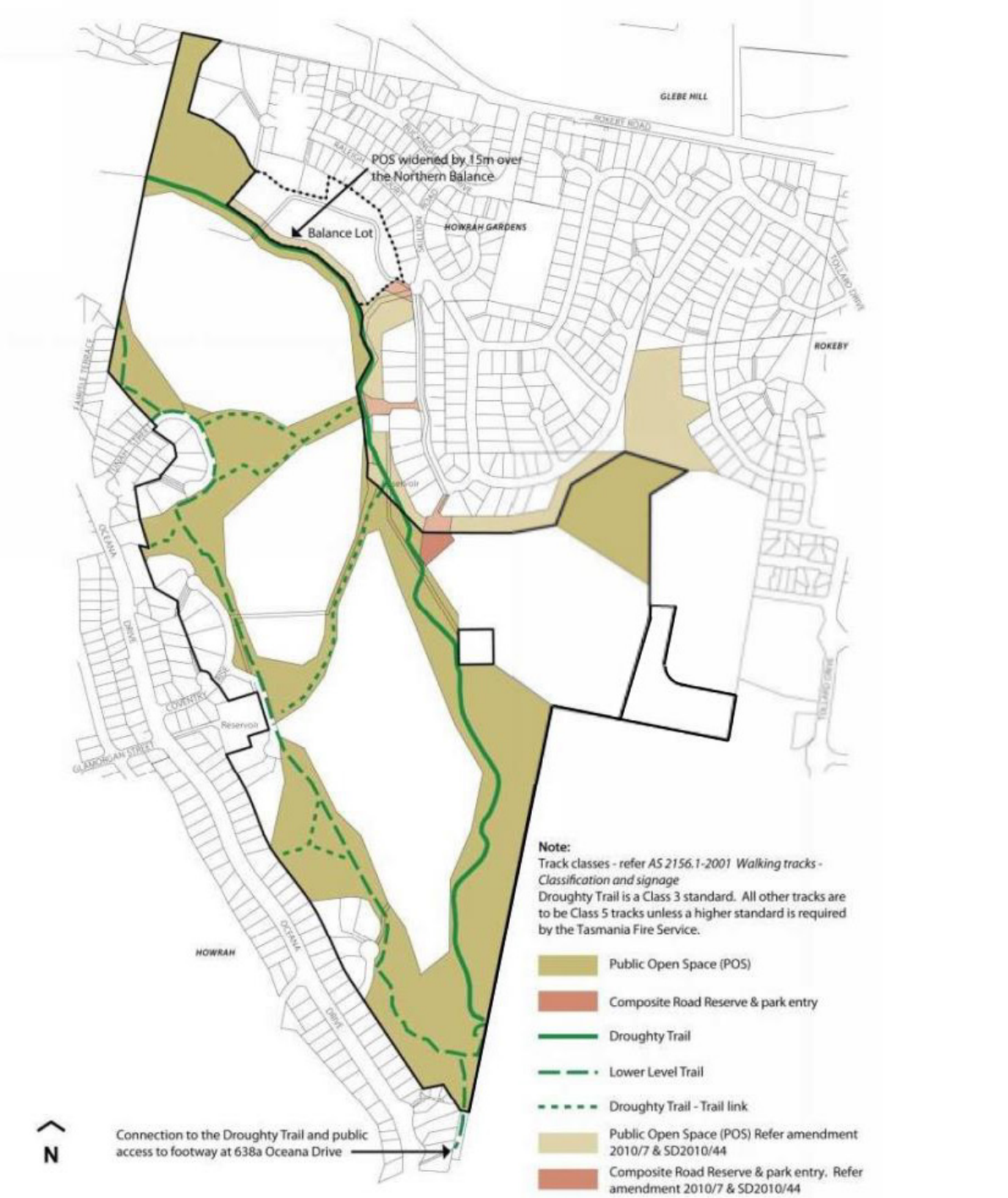
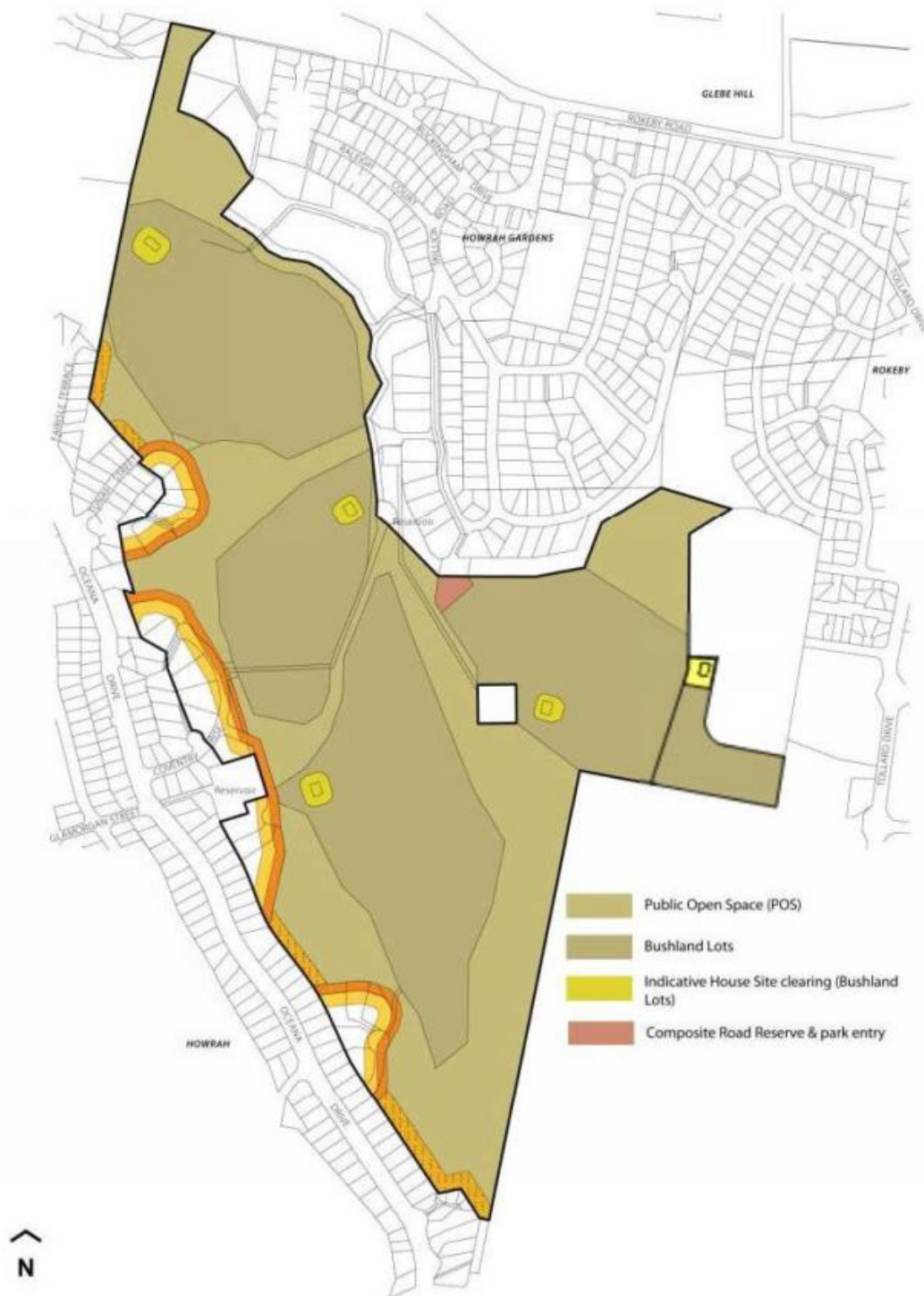


Figure CLA-S14.5 Indicative House Sites on Bushland Lots



CLA-S15.0 Cambridge Industrial Estate Specific Area Plan

CLA-S15.1 Plan Purpose

The purpose of the Cambridge Industrial Estate Specific Area Plan is:

- CLA-S15.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where offsite impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.
- CLA-S15.1.2 To promote efficient use of existing industrial land stock.
- CLA-S15.1.3 To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.
- CLA-S15.1.4 To provide for local service industry activity with good access to strategic transport networks.
- CLA-S15.1.5 To implement the Cambridge Industrial Estate Local Area Objectives.

CLA-S15.2 Application of this Plan

- CLA-S15.2.1 The specific area plan applies to the area of land designated as the Cambridge Industrial Estate Specific Area Plan on the overlay maps.
- CLA-S15.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) Light Industrial Zone;
 - (b) Open Space Zone; and
 - (c) Utilities Zone,
 as specified in the relevant provision.

CLA-S15.3 Local Area Objectives

CLA-S15.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.1.1	Precinct A shown on an overlay map as CLA-S15.3.1.1 and in Figure CLA-S15.1 in green.	To promote the purpose of this Plan by providing a separation buffer ensuring that uses do not have unreasonable impact on nearby residential amenity.

CLA-S15.3.2 Local Area Objectives – Precinct B

Sub-clause	Area Description	Local Area Objectives
CLA-S15.3.2.1	Precinct B shown on an overlay map as CLA-S15.3.2.1 and in Figure	To provide for a range of light industrial uses that do not have unreasonable impact on nearby

	CLA-S15.1 in brown.	residential amenity.
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CLA-S15.3.3 Local Area Objectives – Precinct C

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

CLA-S15.4 Definition of Terms

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

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

CLA-S15.5 Use Table

CLA-S15.5.1 Use Table – Precinct A

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

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

Prohibited	
All other uses	

CLA-S15.5.2 Use Table – Precinct B

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

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	If for machinery retailing.
Manufacturing and Processing	
Service Industry	If for car wash, commercial laundry, electrical repairs or motor repairs.
Storage	
Discretionary	
Bulky Goods Sales	If: (a) for timber yard, trade supplies, or motor vehicle, boat or caravan sales unless permitted; or (b) not listed as Permitted.
Business and Professional Services	If for veterinary surgery.
Community Meeting and Entertainment	If for funeral parlour.
Educational and Occasional Care	If for employment training centre.
Equipment and Machinery Sales and Hire	
Food Services	If for take-away food shop.
General Retail and Hire	If for garden centre associated with the sale of plants, and or gardening equipment, horticultural products and landscaping supplies.

Resource Processing	
Service Industry	If not listed as Permitted.
Sports and Recreation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

CLA-S15.6 Use Standards

CLA-S15.6.1 Amenity

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

Objective:	That hours of operation, noise, external lighting, commercial vehicle movements or other emissions do not cause an unreasonable loss of amenity on nearby residential properties.	
Acceptable Solutions		Performance Criteria
A1 (a) Uses must be located in Precinct A or C; or (b) In Precinct B, hours of operation of a use within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must be within: <ul style="list-style-type: none"> (i) 7.00am to 7.00pm Monday to Friday; (ii) 9.00am to 5.00pm Saturday; and 		P1 The operation of a use within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of residential amenity of any dwelling through operating hours.

<p>(iii) nil Sunday and public holidays,</p> <p>excluding office and administrative activities.</p>	
<p>A2</p> <p>(a) Uses must be located in Precinct A or C; or</p> <p>(b) In Precinct B, noise emissions from uses within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not exceed (measured at the boundary of a lot containing a dwelling) the following:</p> <p>(i) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;</p> <p>(ii) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;</p> <p>(iii) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Noise Measurement Procedures Manual, 2nd edition, July 2008, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P2</p> <p>The operation of a use within 100m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity to any dwelling through noise or other emissions in their timing, duration or extent.</p>
<p>A3</p> <p>(a) Uses must be located in Precinct A or C; or</p> <p>(b) In Precinct B, external amplified loudspeakers or music must not be used within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane).</p>	<p>P3</p> <p>The operation of a use within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity to land in a residential zone through noise or other emissions in their timing, duration or extent.</p>

<p>A4</p> <p>(a) Use must be located in Precinct A or C; or</p> <p>(b) In Precinct B, external lighting within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must comply with all of the following:</p> <ul style="list-style-type: none"> (i) be turned off between 10:00pm and 6:00am, except for security lighting; and (ii) security lighting must be baffled to ensure they do not cause emission of light outside the zone. 	<p>P4</p> <p>External lighting within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity to adjoining residential areas, having regard to:</p> <ul style="list-style-type: none"> (a) level of illumination and duration of lighting; and (b) distance to habitable rooms in adjacent dwellings.
<p>A5</p> <p>(a) Uses must be located in Precinct A or C; or</p> <p>(b) In Precinct B, commercial vehicle movements, (including loading and unloading and garbage removal) within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must be within the hours of:</p> <ul style="list-style-type: none"> (i) 7.00am to 5.00pm Monday to Friday; (ii) 9.00am to 5.00pm Saturday; and (iii) nil Sunday and public holidays. 	<p>P5</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) must not cause an unreasonable loss of amenity to adjoining residential areas, having regard to:</p> <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; and

	(g) the potential for conflicts with other traffic.
<p>A6</p> <p>(a) Uses must be located in Precinct A or C; or</p> <p>(b) In Precinct B, a use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.</p>	<p>P6</p> <p>The emission of dust or other particles, smell or fumes must not cause an unreasonable loss of amenity to, and the safety of, any other property, having regard to:</p> <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 its impact on other land, including whether such land is in a residential zone;</p> <p>(d) whether the emission contains any harmful substance; and</p> <p>(e) whether surrounding land contains uses with similar emissions.</p>

CLA-S15.7 Development Standards for Buildings and Works**CLA-S15.7.1 Precinct B – Setbacks**

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

Objective:	<p>That building setbacks:</p> <ul style="list-style-type: none"> (a) are appropriate for the site; and (b) do not cause an unreasonable loss of residential amenity to adjoining residential zones.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Other than a frontage to Precinct C, buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 5.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. 	<p>P1</p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.
<p>A2</p> <p>A building must be setback a minimum of 5.5m to a boundary shared with Precinct C.</p>	<p>P2</p> <p>The setback of a building from a boundary shared with Precinct C must help to attenuate site impacts, taking into account:</p> <ul style="list-style-type: none"> (a) the site's area and dimensions and the proportionate intrusion; (b) compatibility with buildings on adjacent lots in the streetscape; (c) compatibility with setback on the adjoining property and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area; (d) the setback on the opposite side of the site and whether the reduction will

	<p>be offset by landscaping on that side;</p> <p>(e) whether the height and length of the wall are low or short enough to ensure there is minimal impact on the amenity of the adjoining property including unreasonable overshadowing of any landscaped buffer strips; and</p> <p>(f) any of the written advice from the Department of State Growth or its successor.</p>
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CLA-S15.7.2 Precinct B – Design

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

Objective:	That building design contributes positively to the streetscape, the amenity and safety of the public and nearby residential uses.	
Acceptable Solutions		Performance Criteria
A1 Building design must: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building at the front boundary; (b) provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area; (c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m²; (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 rooftop service infrastructure, including service plants and lift structures, within the design of the roof; (f) not include security shutters over windows or doors fronting a street or public place; and (g) walls are clad in muted colours. 		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 rooftop service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; and (f) walls are clad in muted tones unless they cannot be seen from a street or another public place.

CLA-S15.7.3 Precinct B – Landscaping

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

Objective:	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.	
Acceptable Solutions		Performance Criteria
A1 Along the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane), landscaping must be provided for a depth of no less than 10m in accordance with a landscaping plan approved by Council.		P1 Along the eastern boundary of the Cambridge Industrial Estate Specific Area Plan, landscaping or a design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining dwellings, having regard to: <ul style="list-style-type: none"> (a) the characteristics of the site; and (b) the characteristics of the adjoining land.

CLA-S15.7.4 Precinct B – Outdoor storage

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

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

CLA-S15.8 Development Standards for Subdivision**CLA-S15.8.1 Subdivision - Precinct A and B**

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

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

Objective:	To provide for lots, including those across zone boundaries, with appropriate area, dimensions, services and access to roads to accommodate development consistent with the purpose of the Cambridge Industrial Estate Specific Area Plan and local area objectives.	
Acceptable Solutions		Performance Criteria
A1	Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 1,000m ² and not more than 3,500m ² , excluding a balance lot or a lot for public open space, a riparian reserve or utilities.	P1
		No Performance Criterion.
A2	Each lot, or a lot proposed in a plan of	P2
		Each lot, or a lot proposed in a plan of

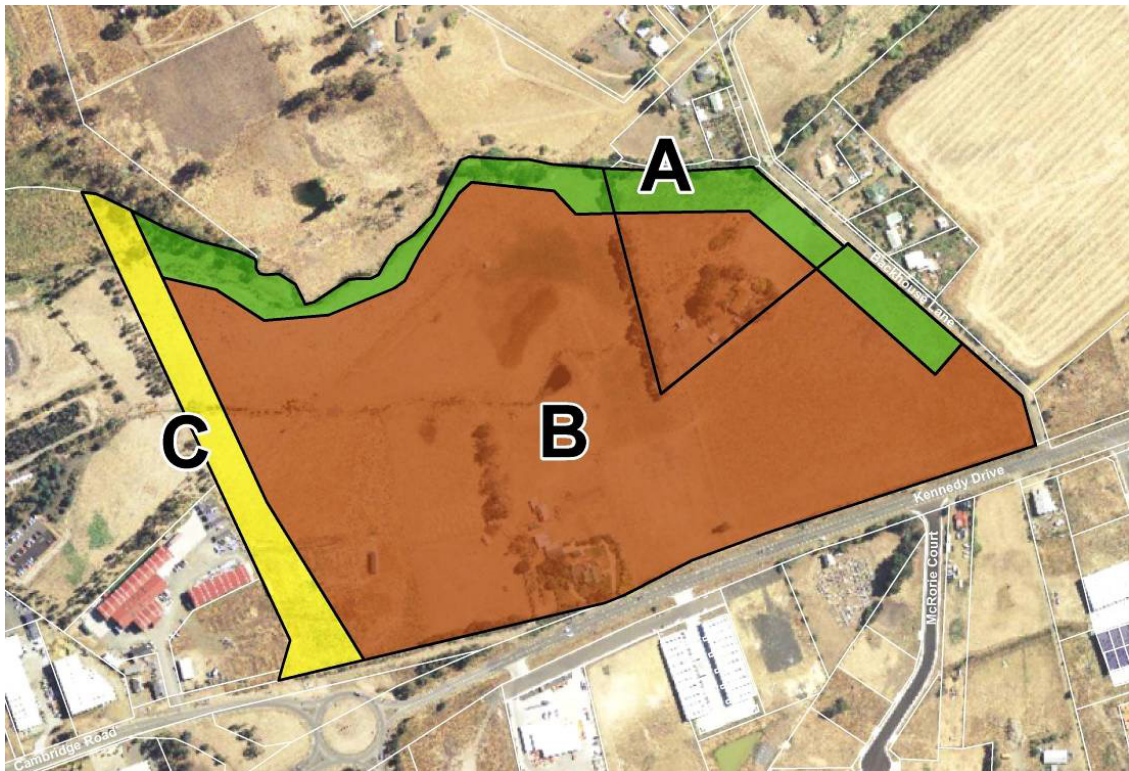
<p>subdivision, except for public open space, a riparian reserve or utilities, must provide a building area that:</p> <ul style="list-style-type: none"> (a) is clear of the front boundary, side and rear boundary setbacks; (b) is clear of easements; (c) is clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a slope no more than 1 in 10; and (e) has an area a minimum of 20m x 20m in size. 	<p>subdivision must contain a building area that:</p> <ul style="list-style-type: none"> (a) is reasonably capable of accommodating use and development consistent with the purpose of the Cambridge Industrial Estate Specific Area Plan, having regard to any local area objectives; (b) provides sufficient useable area on the lot for onsite parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earthworks, retaining walls, and cut and fill associated with future development.
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, except a lot for public open space, a riparian reserve or utilities, must have a frontage of not less than 25m.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage sufficient to accommodate development consistent with the purpose of the Cambridge Industrial Estate Specific Area Plan, having regard to any local area objectives.</p>
<p>A4</p> <p>The arrangement of roads and accesses within a subdivision must:</p> <ul style="list-style-type: none"> (a) not have access or create a road onto the future Cambridge Bypass road; and (b) provide one road access and no individual lot access onto Kennedy Drive. 	<p>P4</p> <p>The arrangement of roads and accesses within a subdivision must:</p> <ul style="list-style-type: none"> (a) accord with any relevant road network plan adopted by council; and (b) provide for an acceptable level of access, safety, convenience and legibility through a road function hierarchy.
<p>A5</p> <p>Access by road or to any lot must not be provided from Backhouse Lane, excluding for public open space, a riparian reserve or utilities.</p>	<p>P5</p> <p>No Performance Criterion.</p>

<p>A6</p> <p>As part of the subdivision works, a landscaped buffer is to be provided, along the eastern boundary of the Cambridge Industrial Estate Specific Area Plan (adjacent to Backhouse Lane) to a minimum depth of 10m incorporating earth mounding a minimum 3m high.</p>	<p>P6</p> <p>A landscaped buffer is to be provided as part of the subdivision works, sufficient to substantially mitigate future visual and noise impacts to nearby dwellings.</p>
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CLA-S15.9 Tables

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

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



CLA-S16.0 Rosny Park Specific Area Plan**CLA-S16.1 Plan Purpose**

The purpose of the Rosny Park Specific Area Plan is:

- CLA-S16.1.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.
- CLA-S16.1.2 To provide for optimal use of potential retail and commercial floor space.
- CLA-S16.1.3 To provide efficient and safe access for pedestrians and vehicles.

CLA-S16.2 Application of this Plan

- CLA-S16.2.1 The specific area plan applies to the area of land designated as Rosny Park Specific Area Plan on the overlay maps.
- CLA-S16.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
- (a) Central Business Zone; and
 - (b) Community Purpose Zone,
- as specified in the relevant provision.

CLA-S16.3 Local Area Objectives**CLA-S16.3.1 Local area objectives**

Sub-clause	Area Description	Local Area Objectives
CLA-S16.3.1.1	Rosny Park activity centre shown on an overlay map as CLA-S16.3.1.1	<ul style="list-style-type: none"> (a) To provide for high-quality urban spaces, incorporating good urban design, streetscape enhancement and public art. (b) To make optimum use of frontage floor space potential, by avoiding unnecessary laneways and driveways along the side boundaries. (c) That buildings reinforce the area as consolidated and separate from the adjacent residential, and parkland areas. (d) That buildings are designed to interact with the street and public spaces and create a connected and safe activity centre.

		<p>(e) To locate car parking areas where they serve commercial, retail and other buildings, so rather than dominating street frontages, where possible the car parking areas will be in consolidated internal areas.</p> <p>(f) To enhance the role of the centre with the development of useable public spaces: spaces to meet in small or larger groups; to enhance the visual amenity of the streetscape and the presentation of businesses; and to allow people to safely move through and between buildings.</p>
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CLA-S16.4 Definition of Terms

CLA-S16.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
major development	means a development with a construction value of more than \$1,000,000.
public art	means any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
public art works	<p>includes what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(a) Functional: seating, lighting, bollards or similar;</p> <p>(b) Decorative: for example incorporated imagery or sculpture in a structure such as paving;</p> <p>(c) Iconic: stand alone sculptural works;</p> <p>(d) Integrated: fully incorporated within the design such as floor or window design;</p> <p>(e) Site specific: specifically for and responsive to a</p>

	particular site, thematically or through use of scale or materials;
(f)	Interpretive: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works;
(g)	Temporary/Ephemeral: the work is not intended to be permanent – could be part of a performance, event or garden/natural area; or
(h)	Commemorative/celebratory: acknowledging or recalling an event, activity or person important to the local community - temporary or permanent.

CLA-S16.5 Use Table

This clause is not used in this specific area plan.

CLA-S16.6 Use Standards

This clause is not used in this specific area plan.

CLA-S16.7 Development Standards for Buildings and Works**CLA-S16.7.1 Setback and street presentation**

This clause is in substitution for Central Business Zone - clause 16.4.2 Setbacks A1 and P1, and Community Purpose Zone - clause 27.4.2 Setback A1 and P1.

Objective:	That buildings are setback from the frontage to provide for a forecourt that may provide for outside enjoyment and enhancement of the streetscape.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from a frontage and be generally parallel to the frontage and be not less than: <ul style="list-style-type: none"> (a) 9m to Bayfield Street; (b) 9m to Ross Avenue; and (c) 0m to any other road. 		P1 Buildings must positively contribute to the amenity of streetscapes, having regard to: <ul style="list-style-type: none"> (a) in Bayfield Street and Ross Avenue: <ul style="list-style-type: none"> (i) whether the setback is compatible with the setback of adjoining buildings, by generally maintaining a continuous building line if evident in the streetscape; and (ii) the provision of a forecourt space adequate for appropriate public use, such as outdoor dining, public art or

	<p>landscaping.</p> <p>(b) in all streets:</p> <p>(i) the characteristics of the site, adjoining properties and the streetscape; and</p> <p>(ii) consistency with the local area objectives.</p>
<p>A2</p> <p>Furniture for public and customer use provided within a frontage setback must be selected from the council's endorsed <i>outdoor furniture list for Rosny Park</i>.</p>	<p>P2</p> <p>Furniture for public and customer use must be provided within a frontage setback, to be designed having regard to:</p> <p>(a) the compatibility with the streetscape, including the palette of materials used in any adjacent streetscaping works;</p> <p>(b) the appearance of the site through the selection of suitable design, colours and location within the space; and</p> <p>(c) the needs of users, including those requiring all abilities use.</p>

CLA-S16.7.2 Design and urban form

This clause is in addition to Central Business Zone - clause 16.4.3 Design, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	That maximum potential use of floor space is achieved resulting in a consolidated and accessible activity centre.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Frontage façades of all above ground floors must:</p> <p>(a) have not less than 40% of the total surface area consisting of windows or doorways;</p> <p>(b) not reduce the surface area of windows or doorways of an existing building, if the surface area is</p>		<p>P1</p> <p>All frontage façades must interact with the streetscape and must not be inwardly focused, having regard to:</p> <p>(a) how the building addresses the street or other public places;</p> <p>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;</p>

<p>already less than 40%; and</p> <p>(c) not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage.</p>	<p>(c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;</p> <p>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are impractical; and</p> <p>(e) suitable architectural detail and articulation of the façade facing the frontage, car parks and other public spaces so as to contribute positively to the streetscape and public spaces and to offer appropriate passive surveillance of the street and public place.</p>
<p>A2</p> <p>Buildings facing the frontage must:</p> <p>(a) extend across the full width of the frontage; or</p> <p>(b) allow for vehicular access from the street if the site does not abut a council off street car park or does not have legal access to such a car park; and</p> <p>(c) any parking and loading spaces are located at the rear of the building.</p>	<p>P2</p> <p>Building design should contribute to the consolidation of the activity centre, however setbacks to side boundaries may be necessary, having regard to:</p> <p>(a) if a side boundary setback will provide a suitable component of a public forecourt;</p> <p>(b) whether a side boundary setback will provide a driveway for emergency vehicle use only; and</p> <p>(c) whether a side boundary setback will provide a driveway for vehicular access from the street where the property does not abut a council off street car park or does not have legal access to an internal car park.</p>
<p>A3</p> <p>The rear of a building that adjoins a council off street car park:</p> <p>(a) must provide a pedestrian entrance to the building that is visible from the</p>	<p>P3</p> <p>The rear of a building that adjoins a council off street car park, must be designed to encourage the optimum use of floor space, accessibility to premises, surveillance of the area and enhancement of the off street car</p>

<p>council off street car park; and</p> <p>(b) a ground floor level wall facing the car park must:</p> <p>(i) have not less than 40% of the total surface area consisting of windows or doorways; or</p> <p>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and</p> <p>(iii) not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage.</p>	<p>park, having regard to:</p> <p>(a) how pedestrian access to the rear of the building addresses the public place;</p> <p>(b) windows on the facade create visual interest and passive surveillance of the public place;</p> <p>(c) any architectural detail or public art on large expanses of blank walls facing the off street car park; and</p> <p>(d) the use of the ground floor for retail and commercial activity.</p>
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CLA-S16.7.3 Landscaping

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of the site and is consistent with any streetscape improvements undertaken in the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping along the frontage of a site is not required if the following apply:</p> <p>(a) the building extends across the width of the frontage (except for vehicular access ways); and</p> <p>(b) the building has a setback from the frontage of no more than 1m and paving is proposed in the setback; or</p> <p>(c) the boundary is not facing a residential zone on the opposite side of a road.</p>	<p>P1</p> <p>Landscaping must enhance the appearance of the development and complement the streetscape, having regard to:</p> <p>(a) consistency with any local area objectives;</p> <p>(b) a range of plant height and forms used to create diversity, interest and amenity; and</p> <p>(c) avoiding concealed entrapment spaces.</p>

CLA-S16.7.4 Public art

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works, and Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works.

Objective:	That major development contributes to the amenity of the site, and nearby public places, by the installation of public art works.	
Acceptable Solutions		Performance Criteria
A1 Development is not for a major development.		P1 That a major development contributes to the amenity of the site and nearby public places by the installation of public art works having regard to: <ul style="list-style-type: none"> (a) the proximity of the proposed public art works to the major development and a public place; (b) the size, scale and design of the proposed major development; (c) the design of the proposed public art works, including their intended enhancement of the streetscape, or the cultural, environmental or built values of the location; (d) the visibility and accessibility of the proposed public art works to the public; and (e) the need for public art and any existing public art on or near the site.

CLA-S16.8 Development Standards for Subdivision**CLA-S16.8.1 Subdivision access**

This clause is in addition to Central Business Zone – clause 16.5 Development Standards for Subdivision, and Community Purpose Zone – clause 27.5 Development Standards for Subdivision.

Objective:	To achieve a consolidated, well-planned and functioning activity centre.	
Acceptable Solutions		Performance Criteria
A1 If the land has rear access from a laneway or a council off street car park, each lot must retain such access in order to provide for rear parking and loading areas.		P1 Subdivision design must not prejudice the consolidation of the activity centre, having regard to: <ul style="list-style-type: none"> (a) whether vehicular access to the rear of the lot for parking and loading is required for any existing or future use of the lot; and (b) avoiding a layout that would introduce the need for access from the frontage, if practical access from the rear is available.

CLA-S16.9 Tables

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

CLA-S17.0 Bellerive Specific Area Plan

CLA-S17.1 Plan Purpose

The purpose of the Bellerive Specific Area Plan is:

- CLA-S17.1.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.
- CLA-S17.1.2 To provide for optimal use of potential retail and commercial floor space.
- CLA-S17.1.3 To encourage architectural and urban design treatments which are compatible with the character of Cambridge Road and Kangaroo Bay.

CLA-S17.2 Application of this Plan

- CLA-S17.2.1 The specific area plan applies to the area of land designated as Bellerive Specific Area Plan on the overlay maps.
- CLA-S17.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the General Business Zone, as specified in the relevant provision.

CLA-S17.3 Local Area Objectives

- CLA-S17.3.1 Local area objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S17.3.1.1	Bellerive Village activity centre shown on an overlay map as CLA-S17.3.1.1	<ul style="list-style-type: none"> (a) To provide for high quality urban spaces, incorporating good urban design, streetscape enhancement and public art. (b) Bellerive Village will retain its traditional strip shopping centre function, although infill or redeveloped buildings will achieve integrated façade treatments along Cambridge Road and will maximise opportunities for active frontages with passing pedestrians. (c) Buildings with dual façades facing Kangaroo Bay and Cambridge Road are to incorporate legible pedestrian permeability through the buildings. Those façades will reflect the maritime theme of the outlook with high quality

		<p>contemporary designs.</p> <p>(d) Buildings will be designed to interact with the street and public spaces, to provide a connected and safe activity centre.</p> <p>(e) Car parking areas will be located to serve commercial, retail and other buildings, and rather than dominating street frontages, will preferably be located in consolidated internal areas.</p>
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CLA-S17.4 Definition of Terms

CLA-S17.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
major development	means a development with a construction value of more than \$1,000,000.
public art	means any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
public art works	<p>means what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(a) functional: seating, lighting, bollards or similar;</p> <p>(b) decorative: for example incorporated imagery or sculpture in a structure such as paving;</p> <p>(c) iconic: stand alone sculptural works;</p> <p>(d) integrated: fully incorporated within the design such as floor or window design;</p> <p>(e) site specific: specifically for and responsive to a particular site, thematically or through use of scale or materials;</p>

	<p>(f) interpretive: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text-based works;</p> <p>(g) temporary/ephemeral: the work is not intended to be permanent – could be part of a performance, event or garden/natural area; or</p> <p>(h) commemorative/celebratory: acknowledging or recalling an event, activity or person important to the local community - temporary or permanent.</p>
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CLA-S17.5 Use Table

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

CLA-S17.6 Use Standards

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

CLA-S17.7 Development Standards for Buildings and Works**CLA-S17.7.1 Setback and street presentation**

This clause is in addition to General Business Zone - clause 15.4.2 Setbacks.

Objective:	That buildings are setback from the frontage to provide for a forecourt that may provide for outside enjoyment and enhancement of the streetscape.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Buildings must be setback from a frontage and be generally parallel to the frontage and be not less than:</p> <p>(a) 0m to Cambridge Road; and</p> <p>(b) 0m to boundaries facing Kangaroo Bay.</p>		<p>P1</p> <p>Buildings must positively contribute to the amenity of streetscapes having regard to:</p> <p>(a) in Cambridge Road:</p> <p>(i) whether the setback is compatible with the setback of adjoining buildings, by generally maintaining a continuous building line if evident in the streetscape;</p> <p>(ii) the provision of a forecourt space adequate for appropriate public use, such as outdoor dining, public art or landscaping; and</p> <p>(b) façades facing Kangaroo Bay:</p>

	<ul style="list-style-type: none"> (i) the characteristics of the site, adjoining properties and the streetscape; (ii) the provision of a forecourt space adequate for appropriate public use, such as outdoor dining, public art or landscaping; (iii) the location of existing car parking on-site; and (iv) consistency with any local area objectives.
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CLA-S17.7.2 Design and urban form

This clause is in addition to General Business Zone – clause 15.4.3 Design.

Objective:	That maximum potential use of floor space is achieved resulting in a consolidated and accessible activity centre.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Frontage façades of all above ground floors must:</p> <ul style="list-style-type: none"> (a) have not less than 40% of the total surface area consisting of windows or doorways; (b) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and (c) not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage. 	<p>P1</p> <p>All frontage façades must interact with the streetscape and must not be inwardly focused, having regard to:</p> <ul style="list-style-type: none"> (a) how the building addresses the street or other public places; (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and 	

	<p>(e) for ground floor car parking areas, suitable architectural detail and articulation of the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces and to offer appropriate passive surveillance of the street and the car parking area.</p>
<p>A2</p> <p>Buildings facing the frontage must:</p> <ul style="list-style-type: none"> (a) extend across the full width of the frontage; or (b) allow for vehicular access from the street if the site does not abut a council off street car park or does not have legal access to such a car park; and (c) any parking and loading spaces are located at the rear of the building. 	<p>P2</p> <p>Building design should contribute to the consolidation of the activity centre, however setbacks to side boundaries may be necessary, having regard to:</p> <ul style="list-style-type: none"> (a) if side boundary setback will provide a suitable component of a public forecourt; (b) whether a side boundary setback will provide a driveway for emergency vehicle use only; and (c) whether a side boundary setback will provide a driveway for vehicular access from the street where the property does not abut a council off street car park or does not have legal access to such a car park.
<p>A3</p> <p>A façade of a building that faces Kangaroo Bay, must:</p> <ul style="list-style-type: none"> (a) provide a pedestrian entrance to the building that is visible from the council off street car park; (b) if for a ground floor level wall facing the car park must: <ul style="list-style-type: none"> (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; and 	<p>P3</p> <p>The rear of a building that adjoins a council off street car park, must be designed to encourage the optimum use of floor space, accessibility to premises, surveillance of the area and enhancement of the off street car park, having regard to:</p> <ul style="list-style-type: none"> (a) how pedestrian access to the rear of the building addresses the public place; (b) windows on the façade create visual interest and passive surveillance of the public place; (c) architectural detail or public art on large expanses of blank walls facing the off street car park; and (d) the use of the ground floor for retail

(iii) not include a single length of blank wall greater than 30% of the length of wall; or not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage.	and commercial activity.
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CLA-S17.7.3 Landscaping

This clause is in addition to General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	That a safe and attractive landscaping treatment enhances the appearance of the site and is consistent with and streetscape improvements undertaken in the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Landscaping along the frontage of a site is not required if 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); and (b) the building has a setback from the frontage of no more than 1m and paving is proposed in the setback; or (c) the boundary is not facing a residential zone on the opposite side of a road. 	<p>P1</p> <p>Landscaping must enhance the appearance of the development and complement the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) a range of plant height and forms used to create diversity, interest and amenity; (b) avoiding concealed entrapment spaces; and (c) the local area objectives for the area.

CLA-S17.7.4 Public art

This clause is in addition to General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	That major development contributes to the amenity of the site, and nearby public places, by the installation of public art works.	
Acceptable Solutions		Performance Criteria
A1 Development is not for a major development.		P1 That a major development contributes to the amenity of the site and nearby public places by the installation of public art works having regard to: <ul style="list-style-type: none"> (a) the proximity of the proposed public art works to the major development and a public place; (b) the size, scale and design of the proposed major development; (c) the design of the proposed public art works, including their intended enhancement of the streetscape, or the cultural, environmental or built values of the location; (d) the visibility and accessibility of the proposed public art works to the public; and (e) the need for public art and any existing public art on or near the site.

CLA-S17.8 Development Standards for Subdivision

CLA-S17.8.1 Subdivision design

This clause is in addition to General Business Zone - clause 15.5.1 Lot design.

Objective:	To achieve a consolidated, well-planned and functioning activity centre.	
Acceptable Solutions		Performance Criteria
A1 If the land has rear access from a laneway or a council off street car park, each lot must retain such access in order to		P1 Subdivision design not prejudice the consolidation of the activity centre, having

<p>provide for rear parking and loading areas.</p>	<p>regard to:</p> <ul style="list-style-type: none"> (a) whether vehicular access to the rear of the lot for parking and loading is required for any existing or future use of the lot; and (b) avoiding a layout that would introduce the need for access from the frontage, if practical access from the rear is available.
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CLA-S17.9 Tables

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

CLA-S18.0 Lindisfarne Specific Area Plan**CLA-S18.1 Plan Purpose**

The purpose of the Lindisfarne Specific Area Plan is:

- CLA-S18.1.1 To provide a safe, comfortable and pleasant environment through the provision of high quality urban spaces, incorporating good urban design, streetscape enhancement and public art.
- CLA-S18.1.2 To provide for optimal use of potential retail and commercial floor space.
- CLA-S18.1.3 To provide for efficient and safe access for pedestrians and vehicles.

CLA-S18.2 Application of this Plan

- CLA-S18.2.1 The specific area plan applies to the area of land designated as Lindisfarne Specific Area Plan on the overlay maps.
- CLA-S18.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the General Business Zone, as specified in the relevant provision.

CLA-S18.3 Local Area Objectives**CLA-S18.3.1 Local Area Objectives**

Sub-clause	Area Description	Local Area Objectives
CLA-S18.3.1.1	Lindisfarne Village Area shown on an overlay map as CLA-S18.3.1.1	<p>(a) Lindisfarne will retain its traditional strip shopping centre function, although infill or redeveloped buildings will achieve integrated façade treatments and maximise opportunities for active frontages with passing pedestrians.</p> <p>(b) Buildings will be designed to interact with the street and public spaces to provide a connected and safe activity centre.</p> <p>(c) Consolidation of off-street car parks will be encouraged to provide more efficient and accessible parking to attract customers.</p> <p>(d) That public art can contribute to:</p> <p>(i) improving legibility by introducing public art which assists in making streets,</p>

		<p>open spaces and buildings more identifiable;</p> <p>(ii) enhancing a sense of place by encouraging public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values;</p> <p>(iii) improving interpretation of cultural, environmental and built heritage; commercial and architectural values; and</p> <p>(iv) improving visual amenity by use of public art to screen unattractive views and improve the appearance of buildings, public spaces and public car parking areas.</p>
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CLA-S18.4 Definition of Terms

CLA-S18.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
major development	means a development with a construction value of more than \$1,000,000.
public art	means any permanent or temporary art object presented in the public arena, outside of the traditional gallery system, where it is accessible to a broad audience. The public arena can be indoor or outdoor spaces that are accessible to the public including parks, plazas, public building foyers, natural areas.
public art works	<p>means what might be considered 'high' or 'fine' art or 'monumental' works but also design elements such as street furniture, architectural details, streetscape elements, interpretive materials. Public art can include iconic or permanent works or works that are ephemeral (short term), use new media – projection, lighting or natural elements. Public art can be expressed as:</p> <p>(a) functional: seating, lighting, bollards or similar;</p>

	<ul style="list-style-type: none"> (b) decorative: for example incorporated imagery or sculpture in a structure such as paving; (c) iconic: stand-alone sculptural works; (d) integrated: fully incorporated within the design such as floor or window design; (e) site specific: specifically for and responsive to a particular site, thematically or through use of scale or materials; (f) interpretive: to describe or educate, inform on issues, events, situations for example signage, plaques, murals, text based works; (g) temporary/ephemeral: the work is not intended to be permanent – could be part of a performance, event or garden/natural area; or (h) commemorative/celebratory: acknowledging or recalling an event, activity or person important to the local community - temporary or permanent.
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CLA-S18.5 Use Table

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

CLA-S18.6 Use Standards

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

CLA-S18.7 Development Standards for Buildings and Works**CLA-S18.7.1 Design and urban form**

This clause is in addition to General Business Zone - clause 15.4.3 Design.

Objective:	To provide a safe, consolidated and accessible activity centre.	
Acceptable Solutions		Performance Criteria
A1 Buildings facing a frontage must: <ul style="list-style-type: none"> (a) extend across the full width of the frontage; and (b) have all parking and loading spaces located at the rear of the building. 		P1 Building design must contribute to the consolidation of the activity centre, however setbacks to side boundaries may be increased, having regard to: <ul style="list-style-type: none"> (a) the provision of an internal driveway for emergency vehicle use only; and (b) a side boundary setback will provide a

	<p>driveway for vehicular access from the street if the site does not abut an existing off street car park or does not have legal access to such a car park.</p>
<p>A2</p> <p>A new building or alterations or additions to an existing building facing an off street car park must:</p> <ul style="list-style-type: none"> (a) provide a ground level pedestrian entrance to the building that is clearly visible from the off street car park; and (b) provide a ground floor level wall facing the car park which meets all of the following: <ul style="list-style-type: none"> (i) contain ground floor glazed windows and doorways amounting to no less than 40% of the total surface area of the building facing the car park; (ii) not reduce the surface area of glazed windows or doorways contained on the ground floor level of an existing building, if the surface area is already less than 40%; and (iii) exclusion of single lengths of ground level blank wall greater than 30% of the length of wall; or not increase the length of an existing ground level blank wall, if already greater than 30% of the length of the façade on that frontage. 	<p>P2</p> <p>The ground level wall of a building facing an off street car park must be designed to encourage public access to the premises and passive surveillance of the area, having regard to:</p> <ul style="list-style-type: none"> (a) provision of a pedestrian access to the rear of the building that it is clearly visible from the off street car park; (b) incorporation of windows on the ground level facing the off street car park to create visual interest and passive surveillance of the public place; (c) incorporation of architectural detail or public art on large expanses of ground level blank walls facing the off street car park; and (d) the use of the ground floor for retail and commercial activity.

CLA-S18.7.2 Public art

This clause is in addition to General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	That major development contributes to the amenity of the site, and nearby public places, by the installation of public art works.	
Acceptable Solutions		Performance Criteria
A1 Development is not for a major development.		P1 That a major development contributes to the amenity of the site and nearby public places by the installation of public art works having regard to: <ul style="list-style-type: none"> (a) the proximity of the proposed public art works to the major development and a public place; (b) the size, scale and design of the proposed major development; (c) the design of the proposed public art works, including their intended enhancement of the streetscape, or the cultural, environmental or built values of the location; (d) the visibility and accessibility of the proposed public art works to the public; and (e) the need for public art and any existing public art on or near the site.

CLA-S18.8 Development Standards for Subdivision

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

CLA-S18.9 Tables

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

CLA-S19.0 Tasman Highway Development Precinct Specific Area Plan

CLA-S19.1 Plan Purpose

The purpose of the Tasman Highway Development Precinct Specific Area Plan is:

- CLA-19.1.1 That the presentation of businesses enhances and promotes the gateway entrance to Hobart.
- CLA-19.1.2 That the economic development of the precinct is encouraged by good site development and presentation.

CLA-S19.2 Application of this Plan

- CLA-S19.2.1 The specific area plan applies to a 20m deep strip of land abutting the Tasman Highway and designated as the Tasman Highway Development Specific Area Plan, on the overlay maps.
- CLA-S19.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the Light Industrial Zone, as specified in the relevant provision.

CLA-S19.3 Local Area Objectives

CLA-S19.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CLA-S19.3.1.1	The Tasman Highway Development Precinct Area as shown on an overlay map, including Light Industrial zoned land along the Tasman Highway, Cambridge.	<ul style="list-style-type: none"> (a) That the built character facing Tasman Highway, will contribute to an attractive gateway entrance to Hobart. (b) That through landscaping and appropriate site development, the area will present as an attractive industrial centre where ongoing investment in development is encouraged.

CLA-S19.4 Definition of Terms

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

CLA-S19.5 Use Table

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

CLA-S19.6 Use Standards**CLA-S19.6.1 External lighting**

This clause is in addition to Light Industrial Zone - clause 18.3.1 All uses.

Objective:	That external lighting does not cause an unreasonable impact on land within a residential zone or the safety and operation of roads and airports.
Acceptable Solutions	Performance Criteria
A1 External lighting must be aligned or baffled to ensure it does not cause direct emission of light onto a carriageway, or rural living area or impact on the operation of an airport.	P1 No Performance Criterion.

CLA-S19.7 Development Standards for Buildings and Works**CLA-S19.7.1 Setbacks and design**

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

Objective:	That building setback: (a) is compatible with the streetscape; and (b) enhances the gateway entrance to Hobart.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a boundary adjoining the Tasman Highway of not less than 20m.	P1 Buildings may have a setback to the Tasman Highway of not less than 10m, having regard to: <ul style="list-style-type: none"> (a) the characteristics of the site, adjoining properties and the streetscape; (b) the parking layout on the site; (c) the quality of landscaping to help attenuate site impacts; (d) the level of compatibility with buildings on adjacent lots in the streetscape; (e) whether the intrusion is for a minor component of the building or is

	<p>designed to enhance the appearance of the site; and</p> <p>(f) the local area objectives.</p>
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CLA-S19.7.2 Design

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

Objective:	<p>That building design:</p> <p>(a) enhances the gateway entrance to Hobart; and</p> <p>(b) is compatible with the streetscape.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must comply with the following:</p> <p>(a) for new building or alterations to an existing façade 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;</p> <p>(b) for new building or alterations to an existing façade ensure any single expanse of blank wall in the ground level front façade and façades facing other public spaces is not greater than 50% of the length of the façade;</p> <p>(c) walls are clad in muted colours;</p> <p>(d) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and</p> <p>(e) external lighting is baffled to ensure direct light is not emitted beyond the site.</p>	<p>P1</p> <p>The design of buildings must enhance the appearance of the site and the streetscape having regard to:</p> <p>(a) making a positive contribution to the character of the area, by promoting an attractive image for building elements that face the Tasman Highway;</p> <p>(b) the use of tone, texture, materials, relief and fenestration as external cladding;</p> <p>(c) not presenting blank façades to the street or to customer car parking areas, ensuring that any walls facing the Tasman Highway contain sufficient glazing or other treatments, to ensure the premises enhances the gateway entrance to Hobart; and</p> <p>(d) the visual intrusiveness of roof-top service infrastructure, including service plants and lift structures is to be minimised by integrating them into the building design.</p>

CLA-S19.7.3 Landscaping

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

Objective:	That: <ul style="list-style-type: none"> (a) a safe and attractive landscaping treatment enhances the appearance of the site, when viewed from the Tasman Highway; (b) industrial development in this highly visible area is well presented and enhances the image of the gateway entrance to Hobart; and (c) good site design contributes to continued investment and economic development.
Acceptable Solutions	Performance Criteria
A1 Along the Tasman Highway boundary, landscaping must be provided for a depth of not less than 10m.	P1 Landscaping must be provided to ensure the appearance of the Tasman Highway, as the gateway entrance to Hobart, is respected. The design must provide for substantial landscaped buffers that satisfy all of the following: <ul style="list-style-type: none"> (a) enhance the appearance of the development; and (b) the area within 6m of the boundary must be landscaped using a range of plant height and forms to effectively break up the mass of any building and to reasonably filter views of the site, including any outdoor work and storage areas.

CLA-S19.7.4 Outdoor storage and display

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

Objective:	Outdoor storage and display areas must not detract from the appearance of the site or the streetscape, when viewed from the Tasman Highway.
Acceptable Solutions	Performance Criteria
A1 Outdoor storage and display areas facing the Tasman Highway must comply with the following:	P1 Outdoor storage and display areas must not detract from the appearance of the site or the Tasman Highway streetscape, having regard to:

<p>(a) all goods and materials stored must be screened from public view; and</p> <p>(b) not encroach upon car parking areas, driveways or landscaped setback areas.</p>	<p>(a) the location's ability to be treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; and</p> <p>(b) the ability to avoid exposure to public view of waste materials or incomplete goods, such as spare parts and the like.</p>
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CLA-S19.8 Development Standards for Subdivision

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

CLA-S19.9 Tables

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

CLA-S20.0 Cambridge Dispersive Soils Specific Area Plan

CLA-S20.1 Plan Purpose:

The purpose of the Cambridge Dispersive Soils Specific Area Plan is:

CLA-S20.1.1 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

CLA-S20.2 Application of this Plan

CLA-S20.2.1 This specific area plan applies to an area of land designated as the Cambridge Dispersive Soils Specific Area Plan on the overlay maps.

CLA-S20.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Rural Living Zone,
as specified in the relevant provision.

CLA-S20.3 Local Area Objectives

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

CLA-S20.4 Definition of Terms

CLA-S20.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
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 report² prepared by a suitably qualified person, that details:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; and (d) proposed management measures to reduce risk to an acceptable level if necessary.

² Relevant information is provided in Hardie, M (2009): *Dispersive Soils and their Management: Technical Reference Manual*, DPIW, Hobart, 2009 and DPIW (2009), *Dispersive Soils and their Management – Guidelines for Landowners, Planners and Engineers*, DPIW, Hobart 2009.

CLA-S20.5 Use Table

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

CLA-S20.6 Use Standards

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

CLA-S20.7 Development Standards for Buildings and Works**CLA-S20.7.1 Development on potential dispersive soils**

This clause is in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works.

Objective:	<p>That development with the potential to disturb dispersive soil is appropriately located or managed:</p> <ul style="list-style-type: none"> (a) to minimise the potential to cause erosion; and (b) so that risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be for:</p> <ul style="list-style-type: none"> (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is not more than 100m²; or (c) forestry operations in accordance with a certified Forest Practices Plan. 	<p>P1</p> <p>Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <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 and trenches, water storages, ponds, dams and disposal areas; (d) the level of 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; and (f) the advice contained in a dispersive

	soil management plan.
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CLA-S20.8 Development Standards for Subdivision

CLA-S20.8.1 Subdivision on potential dispersive soils

This clause is in addition to Rural Living Zone – clause 11.5 Development Standards for Subdivision.

Objective:	That subdivision within an area of potentially dispersive soil minimises the potential for development to cause: (a) erosion; and (b) risk to property and the environment.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, or a lot proposed in a plan of subdivision must minimise the risks associated with dispersive soil to property and the environment having regard to: <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally; (b) the potential of the subdivision 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 and trenches, water storages, ponds, dams and disposal areas; (d) the level of 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; and (f) the advice contained in a dispersive soil management plan.

CLA-S20.9 Tables

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

CLA-S21.0 Bellerive Bluff Specific Area Plan

CLA-S21.1 Plan Purpose

The purpose of the Bellerive Bluff Specific Area Plan is:

CLA-S21.1.1 To recognise the central role and distinctive character of Bellerive Bluff in terms of its landscape setting, settlement pattern and built form.

CLA-S21.1.2 Implement the *Bellerive Bluff Precinct – Neighbourhood Character and Urban Design Framework Study (April 2016)* recognising the following:

- (a) public domain view alignments and landscape connections;
- (b) generous width of road view corridors (resulting from reserve widths and building setbacks); and
- (c) the established precinct characteristics.

CLA-S21.1.3 To implement the Bellerive Bluff Specific Area Plan Local Area Objectives.

CLA-S21.2 Application of this Plan

CLA-S21.2.1 The specific area plan applies to the area of land designated as Bellerive Bluff Specific Area Plan on the overlay maps.

CLA-S21.2.2 The Esplanade Precinct applies to the area designated as Esplanade in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.1.1.

CLA-S21.2.3 The Bay Face Precinct applies to the area designated as Bay Face in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.2.1.

CLA-S21.2.4 The River Face Precinct applies to the area designated as River Face in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.3.1.

CLA-S21.2.5 The Ridge Precinct applies to the area designated as Ridge in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.4.1.

CLA-S21.2.6 The Beach Face Precinct applies to the area designated as Beach Face in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.5.1.

CLA-S21.2.7 The Back Beach Precinct applies to the area designated as Back Beach in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.6.1.

CLA-S21.2.8 The Battery Precinct applies to the area designated as Battery in Figure CLA-S21.1 and on an overlay map as CLA-S21.3.7.1.

CLA-S21.2.9 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) General Residential Zone;
- (b) Open Space Zone; and
- (c) Community Purpose Zone,

as specified in the relevant provision.

CLA-S21.3 Local Area Objectives

CLA-S21.3.1 Local Area Objectives – Esplanade Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.1.1	Esplanade Precinct, shown on an overlay map as CLA-S21.3.1.1 and in Figure CLA-S21.1	<p>(a) To enable development consistent with the following established precinct characteristics:</p> <ul style="list-style-type: none"> (i) Freestanding dwellings setback from the street (Esplanade) providing a transition from the public street, to the semi-public front yard, semi-public verandah to the private dwelling, (ii) Strongly expressed roof forms with brick chimneys, and (iii) Generous side boundary setbacks provide view corridors to the development behind. <p>(b) To enable siting and design of new development and additions to existing housing stock to provide massing, front setbacks and sufficient separation between buildings to support the achievement of:</p> <ul style="list-style-type: none"> (i) freestanding building identity which reinforces the continuous water edge frontage; (ii) visual connectivity from Victoria Esplanade to the dwelling incorporating semi-public space or design elements; (iii) continued visual connectivity to the water as viewed from public places; and

		(iv) south of King Street, development, connectivity to the landscape horizons of the city region and the Wellington Range beyond.
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CLA-S21.3.2 Local Area Objectives – Bay Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.2.1	Bay Face Precinct shown on an overlay map as CLA-S21.3.2.1 and in Figure CLA-S21.1	<p>To enable development consistent with the following established precinct characteristics:</p> <ul style="list-style-type: none"> (a) freestanding dwellings of varying age (including several from the colonial era), set back from the street edge, usually with strongly expressed foundation walls. Generally the pattern is of generous single storey buildings, slightly elevated above gently sloping sites; (b) medium to strongly pitched roofs, usually with verandah beneath, provide a transition in scale between inside and outside. The sub-floor foundation wall typically accommodates the site grade, and thus avoids site cutting; (c) a settlement pattern of deep lots which have often given rise to rear infill development over recent decades. <p>To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of:</p> <ul style="list-style-type: none"> (a) freestanding building identity consolidated in response to the natural rise of the headland location; (b) set back from the street edge and step with the grade rather

		<p>than cut into the site;</p> <p>(c) strong single storey elements and entry treatments to the street;</p> <p>(d) second storey development which is not individually dominant but present as 'rooms in the roof' accommodated through medium to strongly pitched roof forms; and</p> <p>(e) continued visual connectivity to the water as viewed from public places.</p>
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CLA-S21.3.3 Local Area Objectives – River Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.3.1	River Face Precinct shown on an overlay map as CLA-S21.3.3.1 and in Figure CLA-S21.1	<p>To enable development consistent with the following established precinct characteristics:</p> <p>(a) freestanding dwellings centrally located on generous lots (often with skillion additions at the rear) set back from the street edge, with strongly expressed foundation walls setback generously from side boundaries. Buildings are generally single level incorporating medium to strongly pitched roofs, typically with verandahs, which provide a transition in scale. Sub-floor foundation walls accommodate site grade, and thus avoids site cutting.</p> <p>(b) additions to existing properties, especially 'rooms in the roof', if whole floors are added, reflect the characteristic pattern of consolidation and consequent impact on existing view-scapes from adjacent properties.</p>

		<p>To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of:</p> <ul style="list-style-type: none"> (a) freestanding building identity consolidated in response to the natural rise of the headland location; (b) set back from the street edge and step with the grade rather than cut into the site; (c) location centrally on the site presenting single storey elements and entry to the street; (d) second storey development which is not individually dominant but present as 'rooms in the roof' accommodated through medium to strongly pitched roof forms; (e) continued visual connectivity to the water and the landscape horizons of the city region and the Wellington Range beyond; and (f) not uniformly increasing the bulk of existing housing stock, with additions providing a stepping of scale allowing an acknowledgment of the initial primary structure.
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CLA-S21.3.4 Local Area Objectives – Ridge Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.4.1	Ridge Precinct shown on an overlay map as CLA-S21.3.4.1 and in Figure CLA-S21.1	<p>To enable development consistent with the following established precinct characteristics:</p> <ul style="list-style-type: none"> (a) freestanding dwellings generally set back from the street edge typify the precinct. Being on the higher, exposed, but more level contours, fewer buildings have been benched

		<p>into their lots.</p> <p>(b) The more even contours, especially toward the crest, also tend to alleviate the need for substantial foundation walls.</p> <p>(c) Buildings are generally single level, although a number of two storey dwellings of differing age have been built on the level or gently sloping sites. Above this medium to strongly pitched roofs, with verandahs beneath, provide a transition in scale. In several instances (heritage) dwellings predate subdivision and are located close to the street boundary, providing an intimacy to the public street edge.</p> <p>(d) The width and alignment of King Street (notable for its lack of street tree planting) gives rise to a public domain which is open and expansive. Accordingly orientation from within the precinct, especially within the street space of King Street, allows deep landscape and water-plane prospects.</p> <p>To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of:</p> <p>(a) freestanding building identity consolidated in response to the highest contours of the headland;</p> <p>(b) set back sufficiently from the street edge to maintain predominant built pattern as well as visual connectivity to the water as viewed from public places;</p> <p>(c) two storey dwellings providing a transition in scale by presenting strong single storey</p>
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		<p>elements and entry to the street;</p> <p>(d) incorporation of medium to strongly pitched roof forms; and</p> <p>(e) avoiding substantial foundation walls fronting the street.</p>
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CLA-S21.3.5 Local Area Objectives – Beach Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.5.1	Beach Face Precinct shown on an overlay map as CLA-S21.3.5.1 and in Figure CLA-S21.1	<p>To enable development consistent with the following established precinct characteristics:</p> <p>(a) Comprising some of the steepest contours, a number of buildings are contour aligned, rather than street-facing. This gives rise to a distinctive built pattern where skewed and multi-storied buildings, stepping with the grade, are not uncommon.</p> <p>(b) Some of the largest dwellings and multi-unit developments on the Bluff are within the precinct. While development of the generous sized lots continues to occur, site coverage of individual lots is generally less than other precincts.</p> <p>(c) Dwellings are generally set well within their lots, and from the more elevated precinctual contours, some are readily viewed over, even disguising their true scale. From the adjacent street contours, especially where Gunning and King approach the Esplanade, there is a widening of the breadth of view in response to these setbacks. The individual bungalow character with the occasional larger dwelling, is however changing with substantive alterations, additions and redevelopments</p>

		<p>impacting the earlier unencumbered view-scapes.</p> <p>To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of:</p> <p>(a) continued visual connectivity to the water as viewed from public places.</p>
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CLA-S21.3.6 Local Area Objectives – Back Beach Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.6.1	Back Beach Precinct shown on an overlay map as CLA-S21.3.6.1 and in Figure CLA-S21.1	<p>To enable development consistent with the following established precinct characteristics:</p> <p>(a) freestanding single storey dwellings of varying age set back from the street edge and slightly elevated above gently sloping sites. Buildings tend to have strongly expressed hipped roof forms, historically with brick chimneys. The precinct is characterised by a number of heritage structures located on Queen and King Streets.</p> <p>(b) Chapman Street is narrower than adjacent streets and as a result has a more intimate street space scale, especially along its higher contours.</p> <p>To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of:</p> <p>(a) freestanding building identity;</p> <p>(b) incorporating semi-public space or design elements fronting the street;</p> <p>(c) incorporating hipped roof forms; and</p> <p>(d) responding to sloping sites</p>

		through elevation rather than being cut into the site.
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CLA-S21.3.7 Local Area Objectives – Battery Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.7.1	Battery Precinct shown on an overlay map as CLA-S21.3.7.1 and in Figure CLA-S21.1	<p>To enable development consistent with the following established precinct characteristics:</p> <p>(a) the Kangaroo Bluff Battery is a significant place providing regional orientation, precinctual identity and local amenity. Its comparatively highly vegetated character contrasts with the rest of the public domain of the Bluff.</p> <p>To establish new development which enables the Kangaroo Bluff Battery to remain central to local identity as a publicly accessible place characterised with open spaces and landscape amenity.</p>

CLA-S21.4 Definition of Terms

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

CLA-S21.5 Use Table

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

CLA-S21.6 Use Standards

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

CLA-S21.7 Development Standards for Buildings and Works**CLA-S21.7.1 Setbacks and building height**

This clause is in substitution for General Residential Zone - clause 8.4.2 Setbacks and building envelope for all dwellings, and General Residential Zone - clause 8.5.1 A1 and P1, A2 and P2.

Objective:	That development responds to its location, is appropriate within its setting and integrates within the relevant neighbourhood precinct.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from a frontage of not less than 4.5m.		P1 Buildings must have a setback from a frontage that is compatible with the existing dwellings in the street, having regard to: <ul style="list-style-type: none"> (a) the relevant established precinct characteristics and the objectives identified in the local area objectives; (b) any topographical constraints; (c) any existing development on-site; and (d) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code within its streetscape setting.
A2 <ul style="list-style-type: none"> (a) For wall heights of 3.5m or less, side and rear setbacks must be no greater than the setbacks to the existing dwelling on each respective boundary. (b) For wall heights greater than 3.5m, there is no acceptable solution. (c) For new development on vacant lots, there is no acceptable solution. (d) Building height must not be more than 5.5m. 		P2 The siting and scale of a dwelling must: <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining

	<p>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;</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; and</p> <p>(d) have regard to:</p> <p>(i) the relevant established precinct characteristics and the objectives identified in the local area objectives;</p> <p>(ii) any topographical constraints;</p> <p>(iii) any existing development on-site;</p> <p>(iv) development built up to the boundary should avoid the appearance of conjoined terraces or side by side town houses; and</p> <p>(v) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code within its streetscape setting.</p>
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CLA-S21.7.2 Design

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	That development contributes to the 'sociability' of the neighbourhood.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) Development does not involve alterations or additions to, or in front of, the façade of existing buildings; or</p> <p>(b) new buildings and alterations to the façade of existing buildings must incorporate internal living spaces at ground level with windows or doors that provide for overlooking of the street.</p>	<p>P1</p> <p>Design responses must provide for:</p> <p>(a) passive surveillance to and from the building to the street; and</p> <p>(b) the incorporation of semi-public treatments such as landscaping, verandahs and deck treatments visible from the street.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must contribute to the neighbourhood sociability of the streetscape, having regard to:</p> <p>(a) the extent that the street is overlooked from the dwelling having regard to height, degree of transparency, materials and construction; and</p> <p>(b) the relevant established precinct characteristics and the objectives identified in the local area objectives.</p>
<p>A3</p> <p>(a) Car parking structures must be setback behind the dwelling.</p> <p>(b) The aggregate maximum width of a garage door/s is 25% of the width of the site or 6m whichever is less.</p>	<p>P3</p> <p>Car parking structures (including ground level or basement garages) must not dominate the building façade or adversely impact the streetscape having regard to:</p> <p>(a) the width of the structure or parking area in the context of both the lot and the dwelling façade;</p> <p>(b) the degree of the structure's</p>

	<p>transparency as viewed from the street;</p> <p>(c) the relevant established precinct characteristics and the objectives identified in the local area objectives;</p> <p>(d) any topographical constraints;</p> <p>(e) any existing development on-site;</p> <p>(f) opportunities for landscaping in front of the dwelling;</p> <p>(g) the prevalence of car parking structures within proximity of the site within the same street and same precinct;</p> <p>(h) the extent that the structure will impact the neighbourhood sociability of the streetscape; and</p> <p>(i) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code or the Tasmanian Heritage Register within its streetscape setting.</p>
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CLA-S21.7.3 Excavation and retaining walls

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings, and General Residential Zone - clause 8.5 Development Standards for Non-dwellings.

Objective:	To avoid design responses that rely on benching or extensive retaining walls.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>(a) Site excavation works must be limited to:</p> <p>(i) building or retaining wall footings;</p> <p>(ii) swimming pools; or</p>		<p>P1</p> <p>Design responses involving excavation or extensive retaining walls must have regard to:</p> <p>(a) the relevant established precinct characteristics and the objectives identified in the local area objectives;</p>

<p>(iii) a depth of 1m.</p> <p>(b) For the construction of retaining walls greater than 1m in height there is no acceptable solution.</p>	<p>(b) any topographical constraints;</p> <p>(c) any existing development on-site;</p> <p>(d) the extent of benching or retaining walls within proximity of the site within the same street and same precinct;</p> <p>(e) the visual impact on the streetscape; and</p> <p>(f) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code or Tasmanian Heritage Register within its streetscape setting.</p>
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CLA-S21.8 Development Standards for Subdivision

CLA-S21.8.1 Lot design

This clause is in addition to General Residential Zone - clause 8.6.1 Lot design.

Objective:	To provide for infill subdivision and subsequent development opportunities that reinforces the Bellerive Bluff's character and sense of place.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Subdivision:</p> <p>(a) does not result in the creation of a vacant lot with increased subdivision potential based on the applicable minimum lots sizes specified in the relevant Acceptable Solution; or</p> <p>(b) results in lots that each contain an existing dwelling.</p>		<p>P1</p> <p>Subdivision must demonstrate that the subsequent development of vacant lots is unlikely to:</p> <p>(a) compromise existing view alignments from public spaces;</p> <p>(b) significantly negatively impact view alignments from elevated levels of existing dwellings; and</p> <p>(c) require a front setback less than 4.5m or the average of the immediately adjoining properties whichever is the lesser.</p>

CLA-S21.9 Tables

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

Figure CLA-S21.1 Bellerive Bluff Precincts



Bellerive Bluff Precincts:

1. Esplanade
2. Bay Face
3. River Face
4. Ridge
5. Beach Face
6. Back Beach
7. Battery

CLA-S22.0 Quoin Ridge Specific Area Plan

CLA-S22.1 Plan Purpose

CLA-S22.1.1 The purpose of the Quoin Ridge Specific Area Plan is to protect the operating efficiency of the radio monitoring station at Quoin Ridge.

CLA-S22.2 Application of this Plan

CLA-S22.2.1 The specific area plan applies to the area of land designated as the Quoin Ridge Specific Area Plan on the overlay maps.

CLA-S22.2.2 In the area of land to which this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Rural Zone;
- (b) Landscape Conservation Zone; and
- (c) Utilities Zone,

as specified in the relevant provision.

CLA-S22.3 Local Area Objectives

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

CLA-S22.4 Definition of Terms

CLA-S22.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
source of electro-magnetic radiation	means overhead power lines, electric fences, arc-welders, personal computers, commutating motors in hand held appliances and microprocessor controlled devices.

CLA-S22.5 Use Table

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

CLA-S22.6 Use Standards

CLA-S22.6.1 Uses with the potential to impact the efficiency of the radio monitoring station

This clause is in addition to Rural Zone – clause 20.3 Use Standards, Landscape Conservation Zone – clause 21.3 Use Standards, Utilities Zone – clause 26.3 Use Standards.

Objective:	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: <ul style="list-style-type: none"> (a) the scale, type and hours of use of any source of electro-magnetic radiation; and (b) any advice from the Australian Communications and Media Authority.

CLA-S22.7 Development Standards for Buildings and Works

CLA-S22.7.1 Development with the potential to impact the efficiency of the radio monitoring station

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Landscape Conservation Zone – clause 21.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

Objective:	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 must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to:

	<ul style="list-style-type: none"> (a) siting of any source of electro-magnetic radiation; (b) shielding or placing underground any source of electro-magnetic radiation. and (c) any advice from the Australian Communications and Media Authority.
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CLA-S22.8 Development Standards for Subdivision

CLA-S22.8.1 Development with the potential to impact the efficiency of the radio monitoring station

This clause is in addition to Rural Zone – clause 20.5 Development Standards for Subdivision, Landscape Conservation Zone – clause 21.5 Development Standards for Subdivision, Utilities Zone – clause 26.5 Development Standards for Subdivision.

Objective:	That subdivision and any associated servicing is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or a lot proposed in a plan of subdivision, and any associated servicing must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to: <ul style="list-style-type: none"> (a) siting of any source of electro-magnetic radiation; (b) shielding or placing underground any source of electro-magnetic radiation; and (c) any advice from the Australian Communications and Media Authority.

CLA-S22.9 Tables

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

CLA-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
CLA-8.1	7 Gordons Hill Road, Bellerive	71052/3	An additional qualification for the Discretionary Use Class of Business and Professional Services for this site is: "Only if for office use."	General Residential Zone – clause 8.2 Use Table
CLA-19.1	126 Mornington Road, Mornington	135388/0, 135388/1, 135388/2	An additional Discretionary Use Class for this site is: Extractive Industry discretionary with the qualification "Only for mining lease 1348P/M."	General Industrial Zone – clause 19.2 Use Table
CLA-20.1	86 Colebrook Road, Richmond	168119/1	A substitution for the Performance Criterion for this site is: P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be for excision of land that has been divided by Colebrook Road from the balance of the title; and; (b) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (i) the number of other lots which	Rural Zone – clause 20.5.1 P1

			<p>have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(ii) the topography of the site;</p> <p>(iii) the functionality and useability of the frontage;</p> <p>(iv) the anticipated nature of vehicles likely to access the site;</p> <p>(v) the ability to manoeuvre vehicles on the site;</p> <p>(vi) the ability for emergency services to access the site; and</p> <p>(vii) the pattern of development existing on established properties in the area.</p>	
CLA-20.2	66 Middle Tea Tree Road, Richmond	168391/1	<p>A substitution for the Performance Criterion for this site is:</p> <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) be for excision of land that has been divided by Colebrook Road from the balance of the title; and;</p> <p>(b) be provided with a frontage or legal connection to a road by a right of carriageway, that is</p>	Rural Zone – clause 20.5.1 P1

			<p>sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area. 	
CLA-20.3	20 Middle Tea Tree Road, Richmond	168392/2	<p>A substitution for the Performance Criterion for this site is:</p> <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be for excision of land that has been divided by Colebrook Road from the balance of the title; and; 	Rural Zone – clause 20.5.1 P1

			<p>(b) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area. 	
CLA-22.1	936 Oceana Drive, Tranmere	154826/1, 164947/200, 136675/2, 136675/3, 136675/4,	<p>An additional Permitted Use Class for this site is:</p> <p>Resource Development with the qualification "Only if for agricultural use and it does not involve the construction of any agricultural buildings."</p>	Landscape Conservation Zone – clause 22.2 Use Table

		136675/5, 136675/6, 175594/1, 178089/102		
CLA-22.2	936 Oceana Drive, Tranmere	154826/1, 164947/200, 136675/2, 136675/3, 136675/4, 136675/5, 136675/6, 175594/1, 178089/102	A substitution for the qualification for the Discretionary Use Class of Resource Development for this site is: "If not listed as Permitted and if for agricultural use."	Landscape Conservation Zone – clause 22.2 Use Table

CLA-Code Lists

CLA-Table C3.1 Other Major Roads

Road	From	To
South Arm Road	The intersection with Oakdowns Parade	The intersection with Fort Direction Road
South Arm Road	The common boundary between 3474 and 3526 South Arm Road, South Arm	The intersection with Blake Street, Opossum Bay
Gellibrand Drive	The intersection with South Arm Road, South Arm	The intersection with Rifle Range Road, Sandford
Rifle Range Road	The intersection with Gellibrand Drive, Sandford	The intersection with South Arm Road, Sandford
Cremorne Avenue	The intersection with South Arm Road, Sandford	The intersection with the north western boundary of 91 Cremorne Avenue, Cremorne

Clifton Beach Road	The intersection with South Arm Road, Sandford	The intersection with Bicheno Street, Clifton Beach
Dorans Road	The intersection with South Arm Road, Sandford	The intersection with the northern boundary of 460 Dorans Road, Sandford
Roches Beach Road	The intersection with Acton Road, Roches Beach	The intersection with Nowrah Road, Roches Beach
Seven Mile Beach Road	The intersection with Acton Road, Acton Park	The intersection with Estate Drive, Acton Park
Surf Road	The common boundary between 76 and 78 Surf Road, Seven Mile Beach	The intersection with Grueber Ave, Seven Mile Beach
Grueber Avenue	The intersection with Surf Road, Seven Mile Beach	Intersection with Llanherne Golf Course Entrance at 132 Surf Road, Seven Mile Beach
Pittwater Road	The intersection with Tasman Highway, Cambridge	The intersection with Surf Road, Seven Mile Beach
Tasman Highway	Airport Roundabout at the intersection with Holyman Avenue, Cambridge	Municipal boundary at the western end of Sorell Causeway, Cambridge
Kennedy Drive	Airport Roundabout at the intersection with Tasman Highway and Holyman Avenue, Cambridge	Cambridge Road Roundabout at the intersection with Cambridge Road and Tasman Highway off ramp, Cambridge
Cambridge Road	Cambridge Road Roundabout at the intersection with Kennedy Drive and the Tasman Highway off ramp, Cambridge	The intersection with Lamb Place, Cambridge
Pass Road	The intersection with Houston Drive,	Glebe Hill Road Roundabout at the intersection with

	Cambridge	Glebe Hill Road, Howrah
Flagstaff Gully Link Road	The intersection with the Tasman Highway respective on and off ramps, Mornington	The intersection with Begonia Street, Lindsfarne
Sugarloaf Road	The intersection with the East Derwent Highway, Geilston Bay	175m south of the intersection with Laurel Street (adjacent to the southern boundary of 75 Sugarloaf Road)
Grasstree Hill Road	The intersection with the East Derwent Highway roundabout, Risdon	The intersection with Sugarloaf Road, Geilston Bay
East Derwent Highway	Clarence/Brighton municipal boundary	The intersection with the Grasstree Hill Road roundabout, Risdon
East Derwent Highway	The intersection with the Grasstree Hill Road roundabout, Risdon	The intersection with the Tasman Highway and Rosny Hill Road (Tasman Bridge)
Grasstree Hill Road	The intersection with Malcolms Hut Road, Richmond	The intersection with Richmond Road, Richmond
Back Tea Tree Road	The intersection with Grasstree Hill Road, Richmond	Clarence/Brighton municipal boundary
Middle Tea Tree Road	Richmond Valley Golf Course entrance, Richmond	Clarence/Brighton municipal boundary
Colebrook Road	The intersection with Richmond Road, Richmond	Clarence/Southern Midlands municipal boundary
Fingerpost Road	The intersection with Colebrook Road, Campania	Clarence/Sorell municipal boundary
Prossers Road	The intersection with Fingerpost Road, Richmond	The common boundary between 41 and 73 Prossers Road, Richmond

Brinktop Road	The intersection with Prossers Road, Richmond	Clarence/Sorell municipal boundary
Malcolms Hut Road	The intersection with Richmond Road, Richmond	The intersection with Grasstree Hill Road, Richmond
Richmond Road	The intersection with Kadina Court, Cambridge	The intersection with Colebrook Road (start of Bridge Street), Richmond
Estate Drive	The intersection with Seven Mile Beach Road, Seven Mile Beach	The intersection with Acton Road, Acton Park
Acton Road	The intersection with Alliance Drive Roundabout, Cambridge	The intersection with South Arm Road, Lauderdale
South Arm Highway	The intersection with Mornington Road, Mornington	The intersection with Oceana Drive, Howrah
Rokeby Road	The intersection with Oceana Drive, Howrah	The intersection with Burtonia Street, Rokeby
Rosny Hill Road (Hobart bound lanes)	The intersection with Bligh Street, Rosny Park	Tasman Bridge, Rose Bay
Rosny Hill Road	The intersection with Tasman Highway, Montagu Bay	The intersection with Riawena Road, Montagu Bay
Tasman Highway	Tasman Bridge, Rose Bay	Airport Roundabout at the intersection with Holyman Avenue, Cambridge

CLA-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent	Statement of Local Historic Heritage Significance and Historic Heritage Values
CLA-C6.1.1		Bellerive	5 Britannia Place	Riverview	116919/1	Timber house constructed 1892, with original corrugated iron roof, verandahs on several sides, original iron lace and wooden decorated verandah.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
CLA-C6.1.2		Bellerive	20 King Street	Corona	95518/2 95518/3	A weatherboard cottage with a central door and flanking double hung windows. The roof is gabled and there is a verandah to the street which is possibly a later addition.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
CLA-C6.1.3		Bellerive	42 King Street	Kiaora	27802/1	A simple weatherboard cottage with modest Federation Queen Anne overtones. Features a hipped roof and projecting gabled roof on two sides with a verandah between, with timber detail.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Queen Anne domestic building.
CLA-C6.1.4		Bellerive	1 York Street	Indarra	94483/4	A single storey weatherboard cottage with a gable roof to the street and	Its ability to demonstrate the principal characteristics of a single

						smaller gable for a sheltered entry, both have battened decoration.	storey weatherboard Inter-War Californian Bungalow house.
CLA-C6.1.5		Bellerive	4 York Street	Belle York	76155/25	A weatherboard cottage with a central door, flanking double hung Venetian windows and hipped roof with narrow boxed and bracketed eaves. The verandah on the street façade has hipped ends and single posts and is heavily decorated with timber mouldings and motifs.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
CLA-C6.1.6		Bellerive	5 York Street	Cottage	93825/4	Victorian house of timber construction with bracketed eaves, a projecting cant bay window and hipped roof. The four paneled front entry door is located off a verandah which features cast iron brackets.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian cottage.
CLA-C6.1.7		Bellerive	9A York Street	Yarra Grange	107192/1	A modest brick building with some hints of the Queen Anne Style. Projecting gable to the street and a verandah that appears to	Its ability to demonstrate the principal characteristics of a single storey brick Federation domestic building.

						replace an earlier one. The roof is hipped and is covered in imitation metal tiles.	
CLA-C6.1.8		Bellerive	11 York Street	House	203361/1	A Federation house of brick construction with a projecting gable with battened decoration and a pair of double hung windows.	Its ability to demonstrate the principal characteristics of a single storey brick Federation domestic building.
CLA-C6.1.9		Bellerive	14 York Street	Kumara	76155/30	A Victorian house of timber construction with bracketed eaves, a projecting cant bay window and hipped roof. The verandah features timber brackets and is enclosed at the end.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.
CLA-C6.1.10		Bellerive	16 York Street	Cottage	200868/1	A Victorian house of timber construction with bracketed eaves, a projecting hipped roof with a pair of double hung windows below. The verandah features timber decoration.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.
CLA-C6.1.11		Bellerive	18 York Street	Cottage	246186/1	A Victorian single storey house of timber construction. Medium pitch hipped roof has closed	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian

						bracketed eaves and a projecting gable roof with timber decoration and a simple bargeboard, includes a bay window. Verandah under a separate roof has a slender post and detailed valance and brackets.	domestic building.
CLA-C6.1.12		Lindisfarne	21 Derwent Avenue	Glenferrie	197728/1	Sandstone house with hipped roof and lined soffits. Features a symmetric elevation and a pair of sandstone chimneys with capped tops. Also some sandstone outbuildings.	Its ability to demonstrate the principal characteristics of a single storey sandstone Victorian Georgian domestic building.
CLA-C6.1.13		Rokeby	10 Church Street	Rokeby Village Green	153173/1		
CLA-C6.1.14		Rokeby	3 South Arm Road	Clarence Plains Board of Education School	36232/1	The cottage is a circa 1860's, one storey, small weatherboard cottage in poor to condition that formed a part of original 'Rokeby Village'.	The significance of the building lies in its association with the early development of the township which has contributed to the community's sense of place.
CLA-C6.1.15		Rokeby	125 South Arm Road		6807/3	Well, Belmont Lawn	

CLA-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
CLA-C6.2.1	Richmond	Richmond Township Precinct	<p>The Richmond Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it is one of the best surviving examples of an Australian colonial township from the early period of colonisation; (b) it demonstrates the theme of the penal system, through the use of sandstone and the various buildings associated with convicts; (c) it comprises of a concentration of highly intact historic buildings of Colonial Georgian style. <p>Design Criteria/Conservation Policy:</p> <ul style="list-style-type: none"> (a) to enhance the historic integrity of groups of buildings and the streetscapes; (b) to retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials; (c) to retain important views to town landmarks and the surrounding rural countryside.

CLA-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule			

CLA-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule				

CLA-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
CLA-C6.5.1	Cambridge, 20 Denholms Road	109773/1	Mature Elm Trees	Ulmus	Elm Tree	14
CLA-C6.5.2	Cambridge, 701 Richmond Road	170021/3 235582/1	Mature Elm Trees	Ulmus	Elm Tree	25
CLA-C6.5.3	Clarendon Vale, 45 Goodwins Road	13868/1	Fruit Trees, Hawthorns and Weeping Willows			
CLA-C6.5.4	Rokeby, 5 South Arm Road	117057/1	English Oak Tree	Quercus robur	English Oak Tree	1

CLA-C6.5.5	Rokeby, 3 South Arm Road	36232/1	Jardinelle Pear			
CLA-C6.5.6	Rokeby, in the road reserve in front of 31-35 East Grange Road	not applicable	3 old Blue Gums			3
CLA-C6.5.7	Rokeby, in the road reserve in front of 57-59 East Grange Road	not applicable	1 old Blue Gum			1

CLA-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule				

CLA-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule			

CLA-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality ³	High Hazard	Medium Hazard Band (m)	Low Hazard Band (m)	Defined Flood

³ The values shown in CLA-Table C11.1 above have been derived through two separate modelling projects. The first (Bellerive Beach, Bellerive/Rosny Park - Kangaroo Bay, Clifton Beach, Clifton - Bicheno St, Pipe Clay Lagoon, Cremorne – Beach, Cremorne - Pipe Clay Esplanade, Howrah, Lauderdale - Roches Beach-Mays Beach, Lauderdale - Ralphs Bay, Opossum Bay, Rokeby, Seven Mile Beach, South Arm - Half Moon Bay, South Arm Neck - Hope Beach, South Arm Neck - Ralphs Bay) was produced by the University of New South Wales Water and Research Laboratories (WRL) while the second (Acton Park, Cambridge, Geilston Bay, Lindisfarne, Montagu Bay, Otago, Richmond, Risdon, Rose Bay, Sandford, Tranmere) was produced

	Band (m AHD)	AHD)	AHD)	Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Acton Park	0.9	2.0	2.6	2.3
Bellerive Beach	0.9	2.4	3.0	2.7
Bellerive/Rosny Park - Kangaroo Bay	0.9	2.1	2.7	2.4
Cambridge	0.9	2.0	2.6	2.3
Clifton Beach	0.9	2.9	3.5	3.2
Clifton - Bicheno St, Pipe Clay Lagoon	0.9	2.4	3.0	2.7
Cremorne - Beach	0.9	2.6	3.2	2.9
Cremorne - Pipe Clay Esplanade	0.9	2.2	2.8	2.5
Geilston Bay	0.9	2.0	2.6	2.3
Howrah	0.9	2.5	3.1	2.8
Lauderdale - Roches Beach-Mays Beach	0.9	2.4	3.0	2.7
Lauderdale - Ralphs Bay	0.9	2.6	3.2	2.9
Lindisfarne	0.9	2.0	2.6	2.3
Montagu Bay	0.9	2.0	2.6	2.3
Opossum Bay	0.9	2.3	2.9	2.6
Otago	0.9	2.0	2.6	2.3

by the DPAC policy development project for dealing with hazards in the planning system. If data was provided by WRL it has been used in preference to the DPAC model.

Richmond	0.9	2.0	2.6	2.3
Risdon	0.9	2.0	2.6	2.3
Rokeby	0.9	2.4	3.0	2.7
Rose Bay	0.9	2.0	2.6	2.7
Sandford	0.9	2.0	2.6	2.7
Seven Mile Beach	0.9	2.6	3.2	2.9
South Arm - Half Moon Bay	0.9	2.3	2.9	2.6
South Arm Neck - Hope Beach	0.9	3.0	3.6	3.3
South Arm Neck - Ralphs Bay	0.9	2.9	3.5	3.2
Tranmere	0.9	2.0	2.6	2.3

CLA-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Bellerive Bluff Precinct – Neighbourhood Character and Urban Design Framework Study (April 2016)</i>	Leigh Woolley Architect + Urban Design Consultant, April 2016	CLA-S21.1.2
<i>Clarence Activity Centre Strategy December 2013</i>	MacroPlan Dimasi Australia, December 2013	CLA-S13.7.3 Objective CLA-S13.8.1 Objective CLA-S13.8.2 Objective
<i>Clarence City Council Retail Analysis 2010</i>	Macroplan Australia and E3 Planning, 2010	CLA-S2.1.1
<i>Clarence City Council Tracks and Trails Action Plan (2008).</i>	Clarence City Council, 2008	CLA-S4.1.2 (f)

<i>Clarence Tracks and Trails Strategy (2012)</i>	Clarence City Council, July 2012	CLA-S9.8.2 P6
<i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i>	Austroads, 2009	CLA-S1.4.1
<i>Lauderdale Structure Plan 2011</i>	Clarence City Council, 2011	CLA-S2.1.1
<i>Outdoor furniture list for Rosny Park</i>	Clarence City Council, 2019	CLA-S16.7.1 A2
<i>Preliminary Stormwater, Sewerage and Water Supply Design, 51 Cranston Parade, Acton – Appendix A - Site Master Plan – Site Stormwater Drainage Plan</i>	Pitt and Sherry, November 2011	CLA-S9.8.2 P1
<i>Southern Tasmania Regional Land Use Strategy 2010 -2035 (1 October 2013)</i>	Southern Tasmanian Councils Authority, as amended 1 October 2013	CLA-S11.1.2 CLA-S13.7.2 Objective