

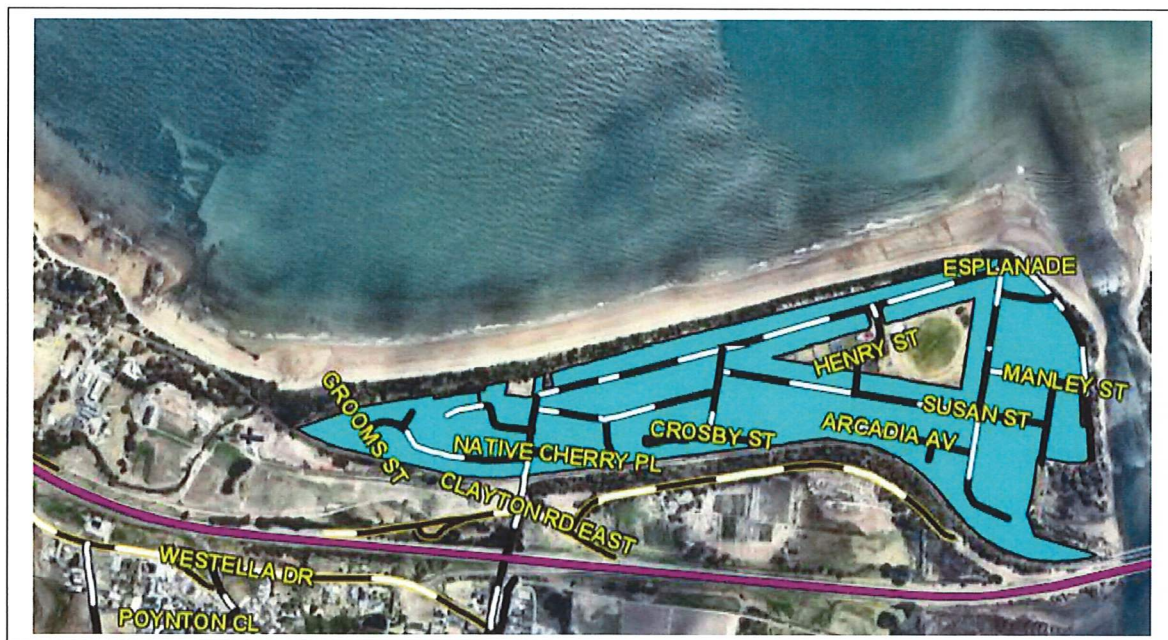
INSTRUMENT OF CERTIFICATION

Draft Amendment LPS2023002

Tasmanian Planning Scheme – Central Coast

Certification of draft amendment to *Central Coast Local Provisions Schedule*
(s.40F *Land Use Planning and Approvals Act 1993*)

The Central Coast Council resolved at its meeting of 20 November 2023, that the draft amendment LPS2023002 of the *Central Coast Local Provisions Schedule* meets the requirements specified in s.32 and s.34 of the *Land Use Planning and Approvals Act 1993*. The draft amendment is to amend the Turners Beach Specific Area Plan, as set out in Attachment 1.



Turners Beach Specific Area Plan overlay.

THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 20th day of November 2023 in the presence of:


Barry Omundson
GENERAL MANAGER



Attachment 1

CCO-S5.0 Turners Beach Specific Area Plan.



THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 20th day of November 2023 in the presence of:


Barry Omundson
GENERAL MANAGER

CCO–S5.0 Turners Beach Specific Area Plan

CCO-S5.1 Plan Purpose

The purpose of the Turners Beach Specific Area Plan is:

- CCO-S5.1.1 To provide a framework for use and development in Turners Beach.
- CCO-S5.1.2 To maintain and enhance the coastal character and streetscape of Turners Beach through the retention and expansion of native vegetation on private and public land.
- CCO-S5.1.3 To provide for a limited range of uses that complement a coastal residential area.

CCO-S5.2 Application of this Plan

- CCO-S5.2.1 This Specific Area Plan applies to the area of land designated as Turners Beach Specific Area Plan on the overlay maps.
- CCO-S5.2.2 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 Residential Zone, as specified in the relevant provision.

CCO-S5.3 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CCO-S5.3.1.1	Turners Beach Specific Area Plan shown on an overlay map as CCO- S5.3.1.1	<p>The local area objectives of the Turners Beach Specific Area Plan are to:</p> <ul style="list-style-type: none">(a) protect and conserve existing native flora and fauna in a natural state;(b) retain access to the foreshore in a manner that is not disruptive to natural processes;(c) treat the area between the frontage and the dwelling (front yard) for landscape and garden purposes;(d) manage street trees and remnant vegetation to complement and create view corridors in residential areas;(e) retain sand dunes at the natural beach profile; and provide access through the dunes only at specific and formalised locations;(f) manage the environmental significance of the River Forth estuary area to retain the Eucalyptus viminalis - Eucalyptus globulus coastal forest woodland threatened native vegetation community and under-storey; and(g) restrict new development on sand dunes and the River Forth estuary to minor low impact facilities

		such as toilets and change rooms, and car parking of a size to minimise loss of vegetation and loss of visual quality.
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CCO-S5.4 Definition of Terms

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

CCO-S5.5 Use Table

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

Use Class	Qualification
No Permit required	
Natural and Cultural Values Management	If for conservation, rehabilitation, or protect against degradation, not involving a building or outdoor area for information, interpretation or display of items.
Passive Recreation	If not Exempt.
Residential	If for a single dwelling.
Permitted	
Natural and Cultural Values Management	If not listed as No Permit Required.
Residential	If not listed as No Permit required.
Resource Development	If for a community garden for production or ornamental purposes to service the local community and not involve the keeping of animals.
Utilities	If for minor utilities.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for: (a) consulting rooms; or (b) a medical centre.
Community Meeting and Entertainment	
Natural and Cultural Values Management	If not listed as No Permit Required

Education and Occasional Care	If for: (a) all day, before or after school, occasional or out of school hours care; (b) pre-school; or (c) primary school.
Emergency Services	If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration.
Food Services	If not a take-away with a drive-through facility
General Retail and Hire	If for: (a) a hairdresser; (b) a beauty salon; or (c) local shop
Utilities	If not listed as Permitted.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

CCO-S5.6 Use Standards

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

CCO-S5.7 Development Standards for Buildings and Works

CCO-S5.7.1 Setbacks and building envelope for all buildings

The Acceptable Solution in this clause is in substitution for General Residential Zone – clause 8.4.2 Setback and building envelope for all dwellings A3 and P3 and clause 8.5.1 Non Dwelling Development A2 and P2.

Objective:	That building height: (a) minimises over-shadowing of adjoining sites; and (b) protects privacy of adjoining dwellings. (c)	
Acceptable Solutions		Performance Criteria
A1 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that		P1.1 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

<p>extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures CCO-S5.1, CCO-S5.2 and CCO-S5.3) 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 and rear boundaries to a building height of not more than 5.5m above existing ground level; and <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). 	<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 vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; <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> <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site. <p>P1.2</p> <p>Building height of a dwelling must minimise overshadowing, and protect privacy in adjoining dwellings, having regard to:</p> <ul style="list-style-type: none"> (a) the likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9.00am and 5.00pm on 21st June; (b) the likelihood for direct overlooking from a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on the site or on adjacent land; (c) the relationship between appearance and design characteristics of the buildings and any buildings on adjacent land; (d) the apparent building height when viewed from a frontage road and adjacent land in another zone;
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	<p>(e) the effect of the slope and orientation of the site and adjacent land on apparent building height;</p> <p>(f) the effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone; and</p> <p>and is not more than 8.5m.</p>
<p>A2</p> <p>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 CCO-S5.1, CCO-S5.2 and CCO-S5.3) 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 or rear boundaries to a building height of not more than 5.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</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 of the length of the side or rear boundary (whichever is lesser).</p>	<p>P2.2</p> <p>Building height of a building that is not a dwelling must minimise over-shadowing, and protect privacy in adjoining dwellings having regard to:</p> <p>(a) the likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9.00am and 5.00pm on 21st June;</p> <p>(b) the likelihood for direct overlooking from a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on the site or on adjacent land;</p> <p>(c) the relationship between appearance and design characteristics of the buildings and any buildings on adjacent land;</p> <p>(d) the apparent building height when viewed from a frontage road and adjacent land in another zone;</p> <p>(e) the effect of the slope and orientation of the site and adjacent land on apparent building height;</p> <p>(f) the effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone; and</p> <p>and is not more than 8.5m.</p>

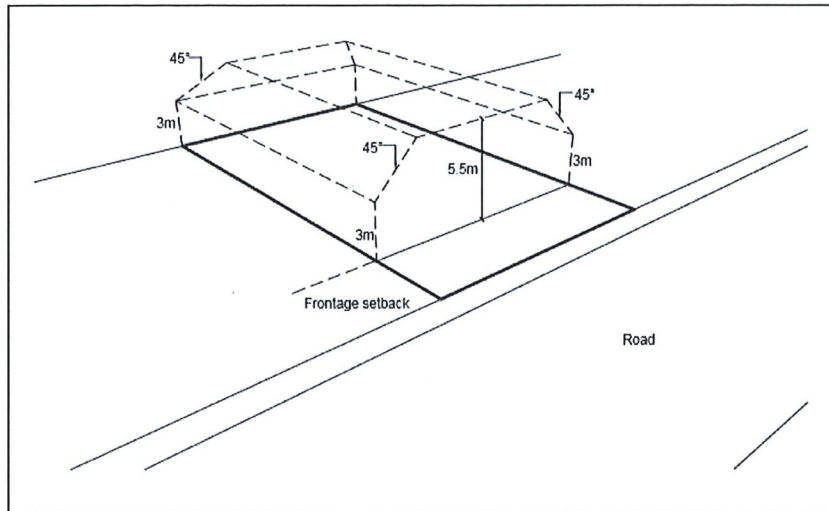


Figure CCO-S5.1 Building envelope as required by clause CCO-S5.7.1 A1 and A2 that is in substitution for General Residential Zone – clause 8.4.2 A3 and clause 8.5.1 A2

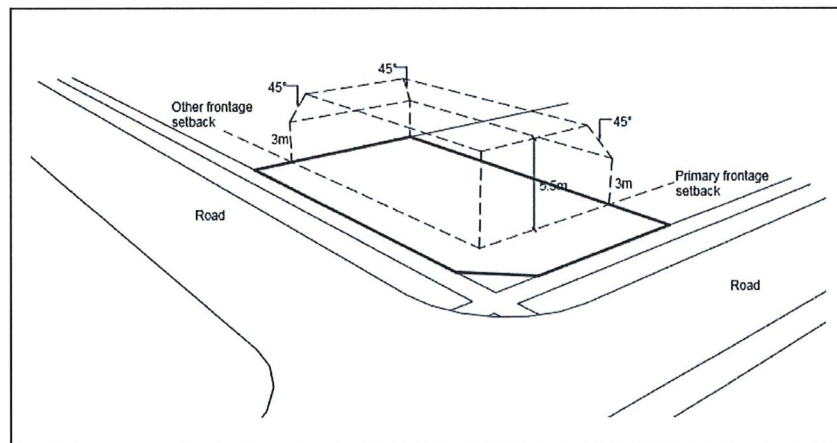


Figure CCO-S5.2 Building envelope for corner lots as required by clause CCO-S5.7.1 A1 and A2 that is in substitution for General Residential Zone – clause 8.4.2 A3 and clause 8.5.1 A2)

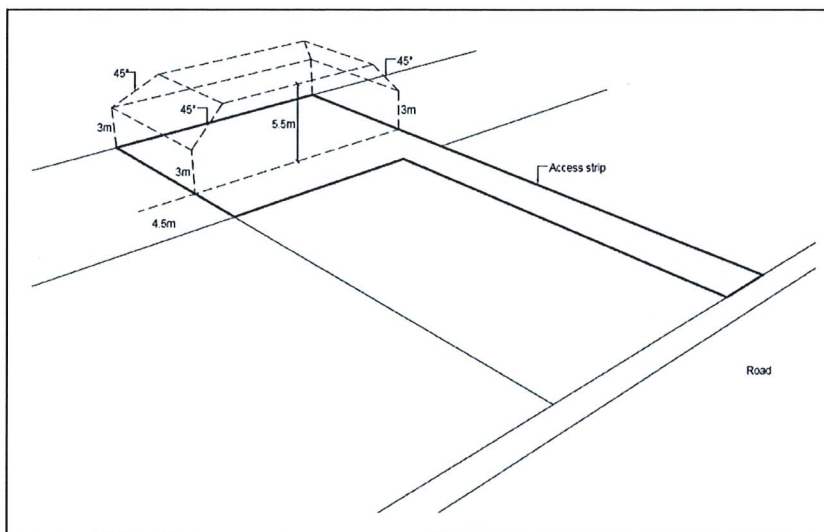


Figure CCO-S5.3 Building envelope for internal lots as required by clause CCO-S5.1 A1 and A2 that is in substitution for General Residential Zone – clause 8.4.2 A3 and clause 8.5.1 A2

CCO-S5.7.2 Vegetation management

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

Objective:	Vegetation is managed in a sustainable manner.	
Acceptable Solutions	Performance Criteria	
A1 There must be no clearing or conversion of vegetation within the littoral, riparian and road reserves.	P1 Clearing and conversion of vegetation within a littoral, riparian or road reserve must: <ul style="list-style-type: none"> (a) not adversely impact on the dune and ecosystem; (b) form part of approved works under a permit for the site; (c) be required to provide access authorised by the Road Authority (if within the road reserve) to a beach or river and forming part of a planning application; or (d) be for rehabilitation works. 	

CCO-S5.7.3 Landscaping

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

Objective:	The front of the dwelling is landscaped.	
Acceptable Solutions	Performance Criteria	

A1 On a site, excluding an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with native vegetation with a final growth height of not less than 500mm.	P1 On site, excluding an internal lot, not less than 50% of the site area between the site frontage and a building containing a dwelling, must be landscaped with grass and/or other vegetation.
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CCO-S5.7.4 Beach access

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

Objective:	Access to the beach or the River Forth is controlled to minimise damage to the ecosystem.	
Acceptable Solutions		Performance Criteria
A1 New vehicular or pedestrian accesses to the beach or River Forth must not be created.		P1 Vehicular or pedestrian accesses to the beach or River Forth must: <ul style="list-style-type: none"> (a) be required to rationalise and reduce the number of existing accesses; and (b) not adversely impact on the coastal dune or river bank ecosystem; and (c) be authorised by the relevant land manager and/or land owner.

CCO-S5.8 Development Standards for Subdivision

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

CCO-S5.9 Tables

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