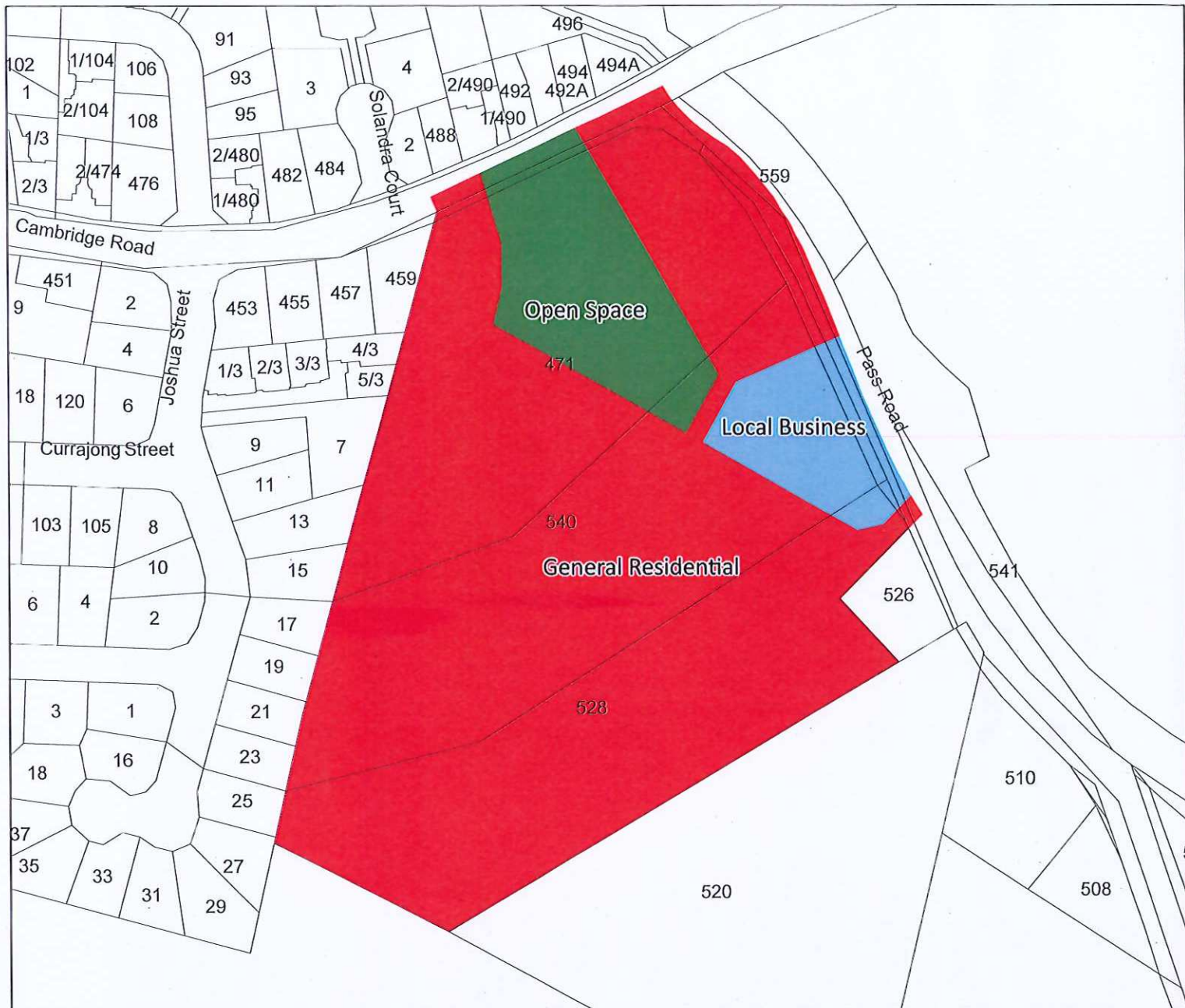
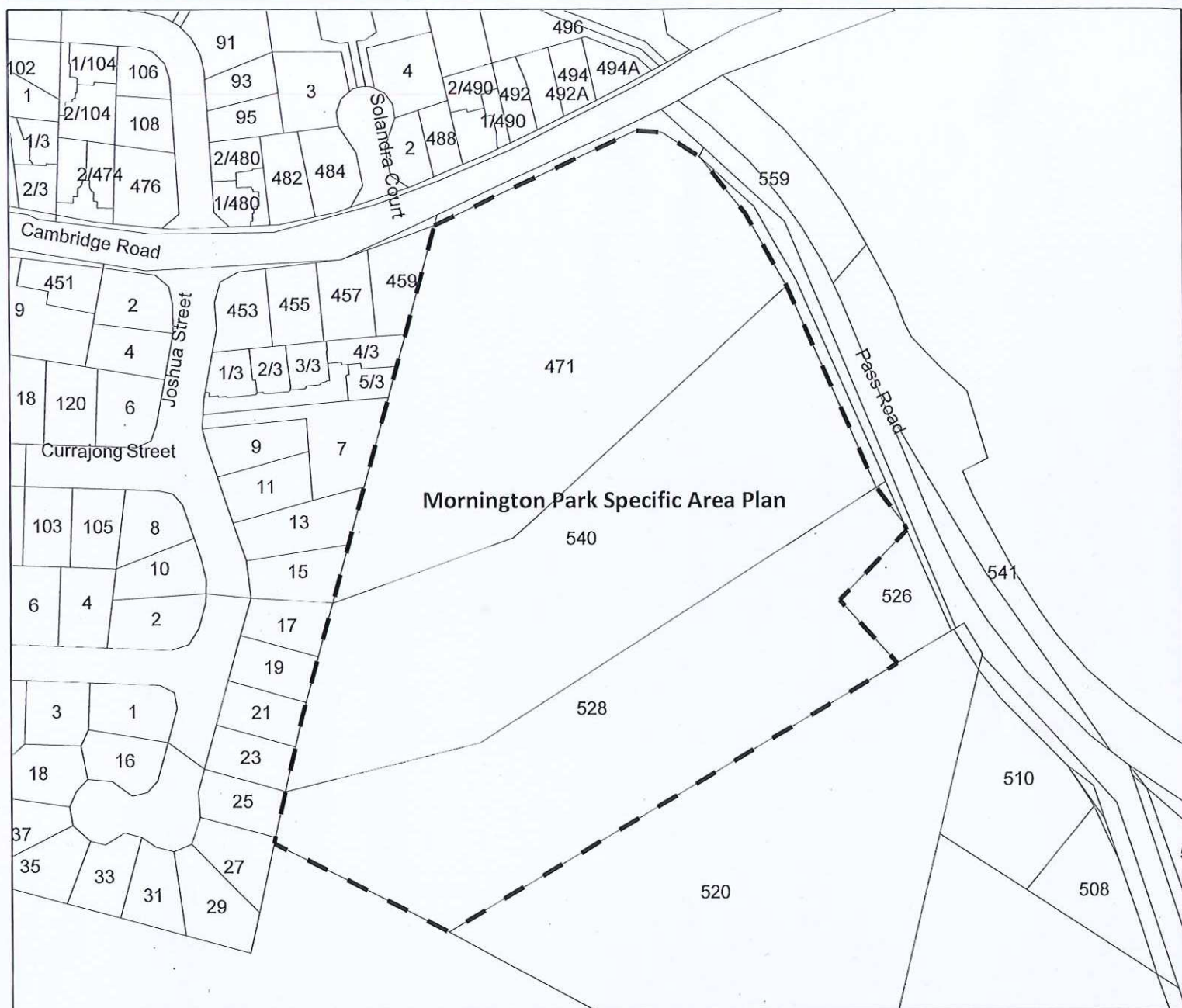




AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING PDPSPAMEND-2024/048902

To amend the Tasmanian Planning Scheme – Clarence Local Provision Map by: -

- Re-zoning the site identified as 471 Cambridge Road, Mornington (CT 184647/1), 528 Pass Road, Cambridge (CT 184647/2) and 540 Pass Road, Cambridge (CT 184647/3) from Rural Residential B to General Residential Zone, Open Space Zone and Local Business Zone as shown in the figure above,
- Extending the revised zoning into the adjoining road reserves to the road centerline; and
- Removing the Waterway and Coastal Protection Overlay from the site.



AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING PDPSPAMEND-2024/048902

To amend the Tasmanian Planning Scheme – Clarence Local Provision Map by:

- application of a Specific Area Plan - the Mornington Park Specific Area Plan to 471 Cambridge Road, Mornington (CT 184647/1), 528 Pass Road, Cambridge (CT 184647/2) and 540 Pass Road, Cambridge (CT 184647/3)

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED, THIS 13th DAY OF MAY 2026, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE 11th DAY OF MAY 2026, IN THE PRESENCE OF



[Signature]
Chief Executive Officer

Scale 1:2,500 (at A4)

CLA-SXX.0 Mornington Park Specific Area Plan

CLA-SXX.1 Plan Purpose

The purpose of the Mornington Park Specific Area Plan is:

- CLA-SXX.1.1 To establish a coordinated statutory framework for land use, development and subdivision within the Mornington Park area through the application of the General Residential, Local Business and Open Space zones.
- CLA-SXX.1.2 To support a range of residential uses and housing typologies within the General Residential Zone, consistent with the availability of infrastructure and the purposes of that zone.
- CLA-SXX.1.3 To enable a single, appropriately located Local Business area that provides local-scale services to meet the day-to-day needs of the surrounding community, without compromising residential amenity or the established activity centre hierarchy.
- CLA-SXX.1.4 To enable mixed-use development in appropriate locations where residential use is combined with compatible, local-scale non-residential activity and where residential amenity is maintained.
- CLA-SXX.1.5 To provide for public open space that performs recreational, landscape and stormwater management functions, and which is not intended to accommodate residential or commercial development.
- CLA-SXX.1.6 To manage interfaces between residential, business, mixed-use and open space land in a manner that supports residential amenity and orderly development.
- CLA-SXX.1.7 To retain flexibility for staged subdivision and development, with detailed design, layout and built-form outcomes to be assessed through subsequent planning permit processes.

CLA-SXX.2 Application of this Plan

- CLA-SXX.2.1 The specific area plan applies to the area of land designated as the Mornington Park Specific Area Plan on the overlay maps and in Figure CLA-SXX.1.
- CLA-SXX.2.2 In the area of and to which this plan applies to, the provisions of the specific area plan are in substitution for or in addition to, the provisions of the General Residential zone, Local Business Zone, Open Space Zone and Parking and Sustainable Access Code, as specified in the relevant provision.

CLA - SXX.3 Local Area Objectives

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

CLA - SXX.4 Definition of Terms

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

Terms	Definition
Building Edge	Means the portion of a building façade that addresses and contributes to the visual definition of a public street or public open space
Park frontage interface	Means the relationship between buildings, private open space, fencing and public open space, including passive surveillance, overlooking and transition between public and private realms.

Primary Street Façade or Park Façade	Means a façade of a building that directly addresses a public street or public open space and provides the principal public interface.
Villa Housing	Means where each dwelling is detached or semi-detached, ground-level, and has a separate external entrance, and does not include apartments, flats or other forms of multiple dwelling development.
Street interface	Means the relationship between buildings, driveways, landscaping and fencing and a public street, including how development addresses pedestrian use, safety and streetscape character
Frontage to public open space	Means a boundary of a lot that directly adjoins land zoned Open Space.
Balance land	Means land within the Specific Area Plan area that is not subdivided at the time of approval of a plan of subdivision

CLA - SXX.5 Use Table

This clause is in substitution for the Use Tables at Clause 8.2 (General Residential Zone), Clause 14.2 (Local Business Zone) and Clause 29.2 (Open Space Zone), as they apply within the Specific Area Plan area.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If on land zoned General Residential and for a single dwelling
Utilities	If for minor utilities.
Permitted	
Residential	If on land zoned General Residential and for multiple dwellings where a minimum site area per dwelling of 325 m ² can be achieved.
Business and Professional Services	If on land zoned Local Business and the use: • is local in nature; and • serves the day-to-day needs of the surrounding community; and • does not compromise residential amenity; and • is consistent with the purposes of this Specific Area Plan.
Food Services	If on land zoned Local Business and not for take-away food premises with a drive-through facility.
General Retail and Hire	If on land zoned Local Business, and if the use:

	• is local in nature; and • serves the day-to-day needs of the surrounding community; and • does not compromise residential amenity; • is consistent with the purposes of this Specific Area Plan.
Mixed Use	If on land zoned General Residential or Local Business, and if the use: • incorporates residential use; and • provides a compatible mix of local-scale non-residential activity; and • does not compromise residential amenity; and • is consistent with the purposes of this Specific Area Plan.
Visitor Accommodation	If on land zoned Local Business, and if located above ground floor level (excluding pedestrian or vehicle access) or to the rear of a premises.
Discretionary	
Community Meeting and Entertainment	If on land zoned Open Space.
Educational and Occasional Care	If on land zoned General Residential or Local Business
Residential	If on land zoned General Residential, and if not listed as No Permit Required or Permitted.
Sports and Recreation	If on land zoned Open Space.
Utilities	If not listed as No Permit Required.
Vehicle Parking	If on land zoned Open Space.
Visitor Accommodation	If on land zoned General Residential if for a boarding house, hostel or serviced apartments; or If on land zoned Open Space if for camping and caravan park or an overnight camping area.
Prohibited	
All Other Uses	

CLA - SXX.6 Use Standards

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

CLA - SXX.7 Development Standards for Buildings and Works

This clause is in substitution for General Residential Zone clauses 8.4.1 Residential density for multiple dwellings, 8.4.2 Setbacks and building envelope for all dwellings, 8.4.3 Site coverage and

private open space for all dwellings, and 8.4.4 Sunlight to private open space of multiple dwellings, as they apply to multiple dwellings.

CLA - SXX.7.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone - clauses 8.4.1 Residential density for multiple dwellings.

Objective:	
<i>That the density of multiple dwellings:</i> <i>(a) makes efficient use of land for housing; and</i> <i>(b) optimises the use of infrastructure and community services; and</i> <i>(c) supports higher-density residential development, including townhouse or apartment-style housing, particularly on land adjoining public open space, where built form, siting and façade articulation establish a coherent streetscape and public-open-space interface that delivers park activation, passive surveillance and high-quality residential amenity in accordance with the spatial and housing intentions of the Specific Area Plan.</i>	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 200m².	P1 Multiple dwellings may have a site area per dwelling of less than 200 m² where the development has regard to: (a) building height, bulk and scale; (b) the residential amenity outcomes for future occupants and adjoining properties; and (c) contribution to a range of dwelling types and sizes.

CLA - SXX.7.2 Setbacks and building height for all dwellings on Multiple Dwellings Lots

This clause is in substitution for General Residential Zone clause 8.4.2 Setbacks and building envelope for all dwellings.

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

(b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	
A2 A garage or carport for a single dwelling must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3 A single 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: (a) be contained within a building envelope (refer to Figures 9.1, 9.2 and 9.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (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 9.5m above existing ground level; and (b) only have a setback within 1.5m of a side or rear boundary if the dwelling: (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).	A3 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (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; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.
A4.1 For Multiple Dwelling Development: A dwelling excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is not less than 1m;	P4 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

A4.2 For Villa Housing Development: A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the ; (b) if the frontage is not frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;	
A5.1 For Multiple Dwelling Development: Garages or carport for a dwelling must only be accessed from and have a 1.5m setback to the rear boundary. A5.2 For Villa Housing Development: A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	P5.1 For Multiple Dwelling Lots there is no performance criteria. P5.2 For Villa Housing Lots a garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A6.1 For Multiple Dwelling Development: (a) A dwelling, excluding outbuildings, may be built to the side boundary, but must be set back from the rear boundary 1.5m with a height not greater than 9.5m; and (b) dwelling, including outbuildings located within 15m of the public open space park façade must be built with a setback of 3m from that boundary and have a height of no more than 6m. A6.2 For Villa Housing Development: (a) 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: (b) be contained within a building envelope determined by:	P6 The siting and scale of a dwelling must have regard to: (a) providing a building edge along the primary street façade or park façade; (b) not causing an unreasonable loss of amenity to adjoining properties, having regard to: (iii) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (iv) overshadowing the private open space of a dwelling on an adjoining property; (v) overshadowing of an adjoining vacant property; and (vi) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (c) providing separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (d) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (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 9.5m above existing ground level; and (c) only have a setback within 1.5m of a side or rear boundary if the dwelling: (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).	(i) an adjoining property; or (ii) another dwelling on the same site.
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CLA - SXX.7.3 Site coverage and private open space for all dwellings on Multiple Dwelling Development, and Villa Housing Development

This clause is in substitution for General Residential Zone clause 8.4.3 Site coverage for all dwellings

Objective:	
<i>That dwellings provide:</i> (a) <i>for outdoor recreation and the operational needs of the residents;</i> (b) <i>opportunities for the planting of gardens and landscaping; and</i> (c) <i>private open space that is conveniently located and has access to sunlight.</i>	
Acceptable Solutions	Performance Criteria
A1 Dwellings must: (a) For Multiple Dwelling Development, have a site coverage of not more than 80% of the lot area; or (b) For Villa Housing Development, have a site coverage of not more than 65% (excluding eaves up to 0.6m wide);	P1 Dwellings must have: (a) site coverage consistent with that existing on established properties of the same lot type; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
A2.1 For Multiple Dwelling Development, a dwelling must have private open space with a minimum area of 9m² and a minimum dimension of 3m; A2.2	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

For Villa Housing Development a dwelling must have a private open space that: (a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (d) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (e) has a gradient not steeper than 1 in 10.	(a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
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CLA - SXX.7.4 Storage for all dwellings

This clause is in addition to clauses in the General Residential Zone.

Objective:	
(a) To provide for the storage of waste and recycling bins for all dwellings; and (b) To provide adequate and useable storage areas for the needs of residents.	
Acceptable Solutions	Performance Criteria
A1 Each dwelling must be provided with a dedicated and secure storage space of no less than 6m³.	P1 No Performance Criteria.
A2 Each dwelling must have a storage area for waste and recycling bins, that is an area of not less than 1.5m² and not within the area in front of the dwelling³.	P2 No Performance Criteria.

CLA - SXX.7.5 Façade design for Multiple Dwelling Development and Villa Housing Development

This clause is in addition to clauses in the General Residential Zone

Objective:	
(a) To create a highly articulated streetscape; and (b) To achieve diversity in front façade designs.	
Acceptable Solutions	Performance Criteria
A1	P1

Dwellings on lots adjoining the primary street façade or public open space façade must include: (a) a varied plan shape from adjoining dwellings with frontage to the same street (including steps, curves, recesses projections or splays); (b) variations in vertical profile from adjoining dwellings or multiple dwellings on the same street (including steps or slopes at different levels); (c) patterning or sun protection devices on windows; (d) recessing or projecting of windows, structural framing, grilles, panel details (such as stucco); (e) balustrades, balconies, verandahs or terraces; (f) planting on podiums, balconies, terraces and low level roof decks.	Dwelling design for lots adjoining the primary street façade or park façade has regard to: (a) varied plan shape from dwellings with frontage to the same street; (b) varied vertical profile from dwellings on the same street; (c) window and façade articulation; (d) planting visible from the street; and (e) a high level of articulation when viewed from public open space areas.
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CLA - SXX.7.6 Fencing for all dwellings

This clause is in substitution of clause 8.4.7 Frontage fences for all dwellings in the General Residential Zone

Objective:	
(a) <i>To create a highly articulated streetscape; and</i> (b) <i>To promote personalisation of fencing design.</i>	
Acceptable Solutions	Performance Criteria
A1 Each dwelling must be provided with a 1.2m high painted picket fence along the Primary Street Façade or Public Open Space Façade (excluding vehicle access areas).	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for passive surveillance of the road or park; and (b) be compatible with the height and transparency of fences in the street, having regard to the topography of the site.

CLA - SXX.8 Development Standards for Subdivision

CLA - SXXX.8.1 Outline of development plan

This clause is in substitution for General Residential Zone - clauses 8.6.1 Lot design in the General Residential zone.

Objective:	
Subdivision is supported where it enables: (a) a range of lot sizes and configurations, including small lots, that support townhouse, terrace and multiple dwelling development; (b) increased residential density along primary streets and land with frontage to public open space; and (c) rear-loaded lots and access via laneways, where this supports streetscape quality and pedestrian priority.	
<i>Acceptable Solutions</i>	<i>Performance criteria</i>
A1 Each lot, or a lot proposed in a plan of subdivision, intended to accommodate a single dwelling, must: (a) have an area of not less than 300 m ² ; and (b) be capable of containing a building area with minimum dimensions of 10 m × 15 m, with a gradient not steeper than 1 in 5, clear of: (i) all setbacks required by clause CLA - SXX.7.2 A1.1, A1.2, A2.1, A2.2, A3.1 and A3.2; and (ii) any easements or other title restrictions that limit or restrict development; or (c) where necessary to achieve compliance with the Bushfire Prone Areas Code, have an area of not less than 450 m ² .	P1 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of the lot or to a building area on the lot (if any) and must have sufficient useable area and dimensions suitable or the intended use having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot and the carriageway; (d) the nature and function of the road and associated traffic conditions; (e) the type of vehicles likely to access the site; and (f) the ability for emergency services vehicles to safely access the site.
A2 Public Open Space provision must: (a) be consistent with Figure CLA-SXX.2 ; (b) is deemed to meet the Council requirements for public open space contribution; and (c) must not be provided as cash in lieu.	P2 Public Open Space must be provided generally in accordance with in Figure CLA-SXX.2 having regard to: (a) the topography of the site; (b) any natural or landscape values; (c) adequate provision of public open space; (d) the purpose of the public open space; and must not be provided as cash in lieu.

CLA - SXX.9 Car Parking Requirements

This clause is in substitution for the Parking and Sustainable Access Code C2.5.1 Car parking spaces.

Objective:	
<i>That an appropriate level of car parking spaces are provided to meet the needs of the use.</i>	
Acceptable Solutions	Performance criteria
A1 The number of on-site car parking spaces must be no less than one space per dwelling; and No visitor parking is required;	P1 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.



Figure CLA-SXX.1 Mornington Point Specific Area Plan - SAP Area Map

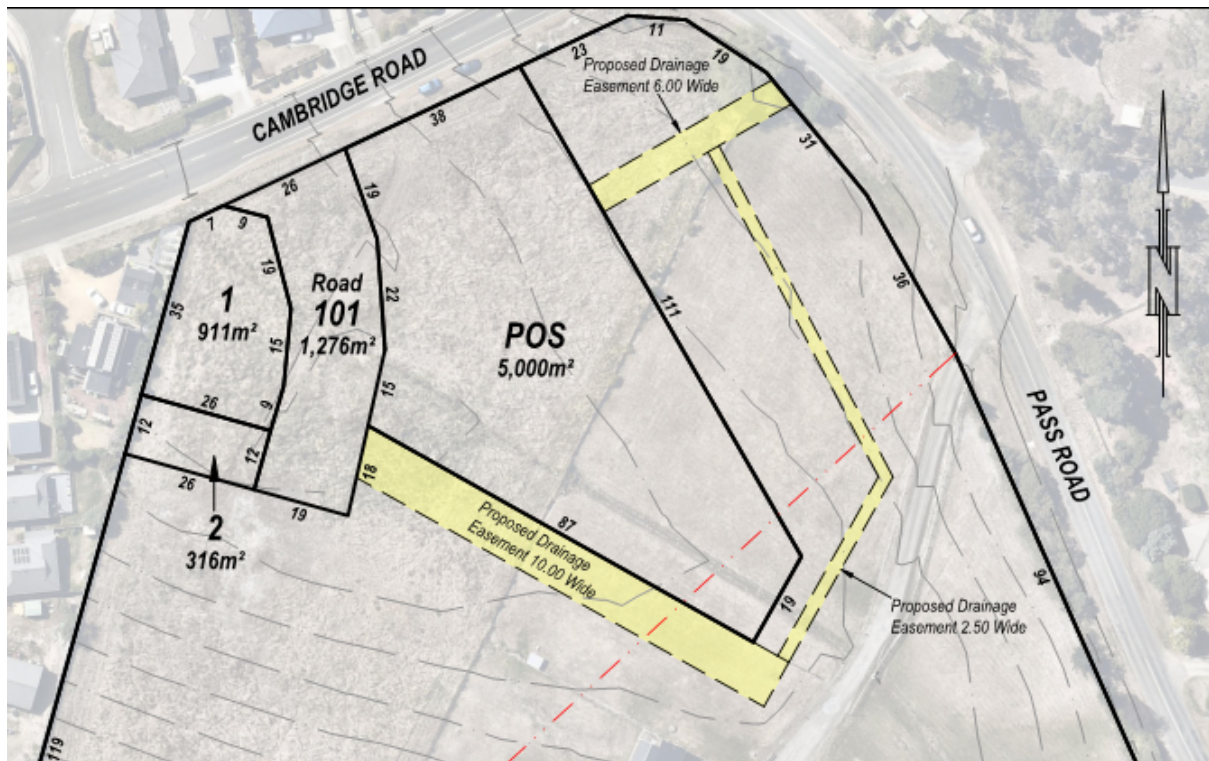


Figure CLA-SXX.2 Mornington Point Specific Area Plan - Open Space Provision