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Meander Valley Local Provisions Schedule

MEA-Local Provisions Schedule Title

MEA-1.1 This Local Provisions Schedule is called the Meander Valley Local Provisions Schedule and comprises all the land within the municipal area.

MEA-Effective Date

MEA-1.2 The effective date for this Local Provisions Schedule is <insert date>.

MEA-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

MEA-P1.0 Particular Purpose Zone – Larcombes Road

MEA-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Larcombes Road is:

MEA-P1.1.1 To provide for residential use or development in the Larcombes Road area at a very low density, consistent with the natural and local landscape values of the zone.

MEA-P1.1.2 To provide for compatible, non-residential use that is low impact and does not cause an unreasonable loss of amenity through scale, intensity, noise, traffic generation and movement, or other off site impacts.

MEA-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
MEA-P1.2.1	Larcombes Road – shown on an overlay map as MEA-P1.2.1	<p>The local area objectives for Particular Purpose Zone - Larcombes Road are:</p> <p>(a) to maintain a very low level of impact of use and development through avoidance of areas of natural values, and unobtrusive siting and design; and</p> <p>(b) to provide for the privacy of residents through the maintenance of vegetation and the screening of views between properties and into properties from the road.</p>

MEA-P1.3 Definition of Terms

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

Terms	Definition
hazard management area	means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimum fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

MEA-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

Use Class	Qualification
Permitted	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities located underground.
Visitor Accommodation	
Discretionary	
Resource Development	If not for intensive animal husbandry or forest operations.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

MEA-P1.5 Use Standards

MEA-P1.5.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of residential amenity within the zone.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 A use listed as Discretionary must not cause an unreasonable loss of residential amenity within the zone, having regard to: <ul style="list-style-type: none"> (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the safety and efficiency of the local road network; and (e) the impact on the character of the area.

MEA-P1.5.2 Visitor Accommodation

Objective:	That Visitor Accommodation: <ul style="list-style-type: none"> (a) is of a scale that is compatible with the natural and local landscape values of the site and zone; (b) does not cause an unreasonable loss of privacy; and (c) does not impact the safety and efficiency of local roads or rights of carriageway. 	
Acceptable Solutions		Performance Criteria
A1 Visitor Accommodation: <ul style="list-style-type: none"> (a) guests are accommodated in existing buildings; and (b) has a total combined gross floor area on the site of not more than 300m². 		P1 Visitor Accommodation must: <ul style="list-style-type: none"> (a) not cause an unreasonable loss of privacy to adjoining properties; (b) be of a scale that does not cause an unreasonable impact on the natural and local landscape values of the site and zone; (c) not adversely impact the safety and efficiency of

	<p>the local road network; and</p> <p>(d) not unreasonably disadvantage owners and users of rights of carriageway.</p>
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MEA-P1.6 Development Standards for Buildings and Works

MEA-P1.6.1 Building height, setback, siting and location of works

Objective:	<p>That building height, setback, siting, and location of works responds appropriately to:</p> <ul style="list-style-type: none"> (a) the natural and local landscape values of the site and zone; (b) causes minimal disturbance to the environment; and (c) provides residential amenity and privacy for residents.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8.5m.</p>	<p>P1</p> <p>Building height must be compatible with the natural and local landscape values of the site and zone, and not cause an unreasonable loss of residential amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and zone; (b) the extent to which views between properties are screened by vegetation; (c) the height, bulk and form of existing buildings on the site and adjoining properties; (d) the bulk and form of proposed buildings; (e) sunlight to habitable rooms and private open space in adjoining properties; and (f) any overshadowing of adjoining properties.
<p>A2</p> <p>Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 50m; or (b) if the setback of an existing building is less than 50m, not less than the existing building. 	<p>P2</p> <p>Buildings must be sited to be compatible with the natural and local landscape values of the site and zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and zone; (b) the area available for development and required hazard management areas; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads; and (e) the retention of vegetation.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of:</p> <ul style="list-style-type: none"> (a) not less than 25m; or (b) if the setback of an existing building is less than 25m, not less than the existing building. 	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and zone; (b) the area available for development and required hazard management areas; (c) the size, shape and orientation of the site; (d) the setbacks of adjoining buildings; (e) the height, bulk and form of existing and proposed buildings; (f) the extent to which views between

	<p>properties are screened by vegetation;</p> <p>(g) the character of the development existing on established properties in the area; and</p> <p>(h) any overshadowing of adjoining properties.</p>
<p>A4</p> <p>Buildings for a sensitive use must be separated from the boundary of an adjoining Agriculture Zone or Rural Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building is within 200m, not less than the existing building.</p>	<p>P4</p> <p>Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the existing and potential use of land in the adjoining zones;</p> <p>(d) any proposed attenuation measures; and</p> <p>(e) any buffers created by natural or other features.</p>
<p>A5</p> <p>Buildings and works do not require removal of vegetation, unless:</p> <p>(a) located within the domestic zone or miscellaneous zone of a conservation covenant or an area excluded from a conservation covenant on the site; and</p> <p>(b) not less than 25m from a boundary.</p>	<p>P5</p> <p>Buildings and works must be located to minimise vegetation removal, having regard to:</p> <p>(a) required hazard management areas;</p> <p>(b) the provision of access and utilities to development areas; and</p> <p>(c) the degree to which views between properties and from the road are screened by vegetation or topography.</p>

MEA-P1.7 Development Standards for Subdivision

MEA-P1.7.1 Lot design

Objective:	<p>That:</p> <p>(a) subdivision provides for development at a very low density; and</p> <p>(b) each lot:</p> <p>(i) has an area and dimensions appropriate for use and development in the zone; and</p> <p>(ii) Is located to be compatible with the natural and local landscape values of the site and zone, and any conservation covenant on the site.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area not less than 20ha and:</p> <p>(i) contain a domestic zone or miscellaneous zone of a conservation covenant or an area excluded from a conservation covenant; and</p> <p>(ii) existing buildings are consistent with the setback required by clause MEA-P1.6.1</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements of any conservation covenant on the lot;</p> <p>(b) the area available for development and required hazard management areas;</p> <p>(c) the topography of the site;</p>

<p>A2 and A3;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(d) any natural or local landscape values;</p> <p>(e) the size, shape and orientation of the site;</p> <p>(f) the setbacks of adjoining buildings;</p> <p>(g) the extent to which views between properties are screened by vegetation; and</p> <p>(h) the local area objectives.</p>
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MEA-S1.0 Birralelee Road Industrial Precinct Specific Area Plan

MEA-S1.1 Plan Purpose

The purpose of the Birralelee Road Industrial Precinct Specific Area Plan is:

MEA-S1.1.1 To provide for the use and development within the Birralelee Road Industrial Precinct, particular to its unique characteristics.

MEA-S1.2 Application of this Plan

MEA-S1.2.1 The specific area plan applies to the area of land designated as Birralelee Road Industrial Precinct Specific Area Plan on the overlay maps and in Figure S1.1.

MEA-S1.2.2 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 Industrial Zone;
- (b) Road and Railway Assets Code;
- (c) Bushfire-Prone Areas Code;

as specified in the relevant provision.

MEA-S1.3 Local Area Objectives

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

MEA-S1.4 Definition of Terms

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

MEA-S1.5 Use Table

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

MEA-S1.6 Use Standards**MEA-S1.6.1 Access to Birralee Road and side roads**

This clause is in substitution for Road and Railway Assets Code – clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

Objective:	To provide safe and efficient access to the Birralee Road Industrial Precinct and to protect the function of Birralee Road within the State road hierarchy.	
Acceptable Solutions		Performance Criteria
A1 The use must not have direct access to Birralee Road except if: <ul style="list-style-type: none"> (a) the existing accesses to folio of the Register 160990/1 are intensified by no more than an additional 20 vehicle movements per day; (b) access to the fuel depot located on folio of the Register 103017/1 is not intensified; and (c) for existing accesses other than those described in the above sub-clauses, any intensification of the use of the access is to in accordance with the written advice of the road authority. 		P1 Vehicular traffic to and from the site must minimise any adverse effects on the function and safety of Birralee Road, having regard to: <ul style="list-style-type: none"> (a) the level of increase in traffic; (b) the nature of the traffic generated by the use; (c) the speed limit and traffic flow of Birralee Road; (d) the location of the access on Birralee Road; (e) the ability to achieve an alternate access to an existing or future side road; (f) any traffic impact assessment; and (g) any advice received from the road authority.
A2 Access on side roads is to be not less than 50m from any junction with Birralee Road.		P2 No Performance Criterion.

MEA-S1.7 Development Standards for Buildings and Works**MEA-S1.7.1 Building Height**

This clause is in substitution for General Industrial Zone – clause 19.4.1 Building height

Objective:	To provide for building heights within the Birralee Road Industrial Precinct that are appropriate to large industrial developments.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than: <ul style="list-style-type: none"> (a) 20m; or (b) 30m if for a structure, such as a tower, stack or similar. 		P1 Building height must be necessary for the operation of the use and minimise visual impact as much as practical, having regard to: <ul style="list-style-type: none"> (a) the industrial processes that require the height of the building or structure; (b) the height, bulk and form of existing buildings; (c) the height, bulk and form of the proposed building; (d) the location of the building within the precinct; (e) the prominence of the building when viewed from the Bass Highway, Birralee Road and the settlement of Westbury; and (f) any measures to mitigate the visual impact of the building.

MEA-S1.7.2 Setback to a frontage

This clause is in substitution for General Industrial Zone – clause 19.4.2 Setback

Objective:	To provide for appropriate building setbacks to roads.	
Acceptable Solutions	Performance Criteria	
A1 Buildings must have a setback from a frontage of not less than: <ul style="list-style-type: none"> (a) 15m to a Birralelee Road frontage; (b) 8m to a primary frontage on all other roads; and (c) 3m to all other frontages. 	P1 No Performance Criterion.	

MEA-S1.7.3 Setback to side and rear boundaries

This clause is in substitution for General Industrial Zone – clause 19.4.2 Development Standards for Buildings and Works

Objective:	To provide for setbacks to side and rear boundaries appropriate to the site.	
Acceptable Solutions	Performance Criteria	
A1 Buildings must have a setback from: <ul style="list-style-type: none"> (a) side boundaries not less than 3m; and (b) rear boundaries not less than 6m. 	P1 Buildings must be sited to appropriately provide for industrial activities, having regard to: <ul style="list-style-type: none"> (a) vehicle access to the site; (b) building location and vehicle manoeuvrability on the site; (c) the area and dimensions of the site; (d) the topography of the site; and (e) the inclusion of any retaining walls. 	

MEA-S1.7.4 Exterior Finishes

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works

Objective:	To minimise the visual and glare impacts of larger building elements.	
Acceptable Solutions	Performance Criteria	
A1 Exterior building finishes, excluding structures such as towers, masts, tanks and similar, must have a light reflectance value of not more than 40%.	P1 Exterior building finishes, excluding structures such as towers, masts and similar, must not cause an unreasonable visual and glare impact on adjoining properties or surrounding area, having regard to: <ul style="list-style-type: none"> (a) the appearance of the building when viewed from properties and roads in the surrounding area; (b) any screening vegetation; (c) the nature of the exterior finishes; and (d) any measures available to mitigate visual and glare impacts. 	

MEA-S1.7.5 Landscaping

This clause is in substitution for General Industrial Zone – clause 19.4.3 Landscaping

Objective:	That: (a) the visual appearance of the precinct along the Birralelee Road is enhanced; and (b) the visual impact of development is reduced and the precinct is integrated within the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 Landscaping buffer areas: (a) adjoining the frontage of Birralelee Road in Figure S1.1, must have: (i) a width of not less than 15m and not be developed for buildings; (ii) no less than a single row of trees that will achieve a height of not less than 12m; and (iii) no less than 20% of the area planted with shrubs and groundcover plants; and (b) not adjoining the frontage of Birralelee Road in Figure S1.1, must have no less than a single row of trees that will achieve a height of not less than 20m.	P1 No Performance Criterion.

MEA-S1.8 Development Standards for Subdivision

MEA-S1.8.1 Lot design

This clause is in substitution for General Industrial Zone – clause 19.5.1 Lot design

Objective:	That subdivision provides for: (a) the orderly and efficient release of land; and (b) lot design and a road network that is appropriate to large facilities and heavy vehicle traffic.
Acceptable Solutions	Performance Criteria
A1 Each lot, or lot proposed in a plan of subdivision, must: (a) be in accordance with the Outline Development Plan in Figure S1.1; or (b) provide for a minimum lot size of 5000m ² with folios of the Register 136796/1, 24832/2 and 28921/1 being subdivided such that at least 1 lot has a minimum area of 2ha or greater and that no more than 40% of the land area has lots with an area of less than 1ha.	P1 Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions, having regard to: (a) the Outline Development Plan in Figure S1.1; (b) the intended use of the lot; (c) the availability of land within the precinct to provide for large scale facilities; (d) the relevant requirements for development of buildings on the lot; (e) the ability to access the lot from the existing or future road network; (f) the manoeuvrability of heavy vehicles to and from the road, and on the lot.

<p>A2</p> <p>Subdivision must:</p> <ul style="list-style-type: none"> (a) provide a road reserve of 25m and carriageway width of 10m; (b) provide a 1.5m wide footpath with a two coat spray seal surface within the subdivision that connects to Birralelee Road; (c) provide for access on side roads not less than 50m from any junction with Birralelee Road; and (d) provide for the building exclusion zone required under the <i>Gas Pipelines Act 2000</i>. 	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>Each lot, or lot proposed on a plan of subdivision, must have a frontage of no less than 12m.</p>	<p>P3</p> <p>No Performance Criterion.</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 written 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> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
<p>A5</p> <p>Lots 1 and 2 (or a singular lot over the same area) indicated on the Outline Development Plan in Figure S1.1, must only be created when the use of the buildings is changed to a non-sensitive use.</p>	<p>P5</p> <p>No Performance Criterion.</p>

MEA-S1.8.2 Services

This clause is in substitution for General Industrial Zone – clause 19.5.2 Services

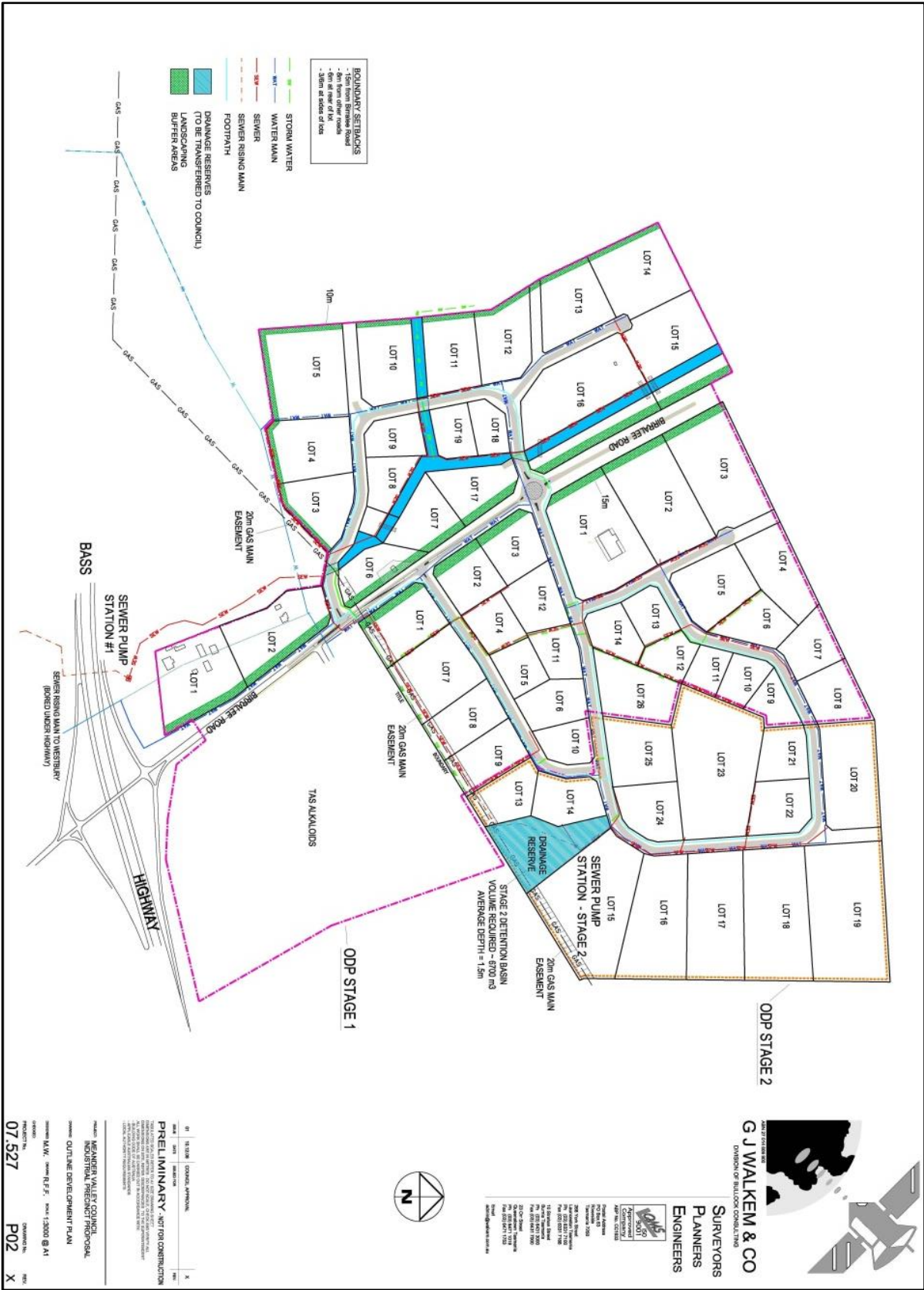
Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding for a drainage reserve, must be connected to a full water supply service.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for a drainage reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for a drainage reserve, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>No Performance Criterion.</p>

MEA-S1.8.3 Subdivision within the bushfire-prone area

This clause is in substitution for Bushfire-Prone Areas Code – clause C13.6.1 Provision of hazard management areas, C13.6.2 Public and fire fighting access and C13.6.3 Provision of water supply for fire fighting purposes.

Objective:	That subdivision within the Birralelee Road Industrial Precinct is designed to provide appropriate road access and water supply to enable protection of life and property from bushfire.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision: <ul style="list-style-type: none"> (a) has access to a road with a carriageway width of no less than 10m; and (b) is connected to the reticulated water supply. 		P1 No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision has a building area that is no less than 10m from the boundary of an Agriculture Zone.		P2 No Performance Criterion.

Figure S1.1



MEA-S2.0 Hadspen Specific Area Plan

MEA-S2.1 Plan Purpose

The purpose of the Hadspen Specific Area Plan is:

MEA-S2.1.1 To provide for the development of the area consistent with the local area objectives.

MEA-S2.1.2 To provide for the coordinated subdivision of land.

MEA-S2.1.3 To coordinate the provision of infrastructure and public open space.

MEA-S2.2 Application of this Plan

MEA-S2.2.1 The specific area plan applies to the area of land designated as MEA-S2.0 Hadspen Specific Area Plan on the overlay maps and in Figure S2.1.

MEA-S2.2.2 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;
- (b) Low Density Residential Zone
- (c) Rural Living Zone
- (d) Urban Mixed Use Zone;
- (e) Local Business Zone;
- (f) Utilities Zone; and
- (g) Open Space Zone,

as specified in the relevant provision.

MEA-S2.3 Local Area Objectives

MEA-S2.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S2.3.1.1	Local Business Zone within the area shown on an overlay map as MEA-S2.3.1.1 and in Figure S2.1.	<p>The local area objectives for the Local Business Zone within the Hadspen Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to protect the function of the Local Business Zone town centre as the local retail and service centre by principally providing for local service uses, allowing for some visitor attraction uses; (b) to protect the principal purpose of the Local Business Zone to provide for a supermarket, supported by specialty shops and services; (c) to prioritise active, pedestrian focused street fronts and meeting places over vehicle parking and support the activity centre through centralised parking; (d) to provide a highly visible, town centre junction that provides a clear focus of activity upon approach and serves to integrate the existing centre with new development into a restructured central precinct;

		<p>(e) to provide an activity centre that has a compact, higher density urban form that is well integrated with the existing centre across Meander Valley Road through the use of landscaping treatment, traffic calming and other urban design features that clearly indicate pedestrian and vehicular connectivity;</p> <p>(f) to provide a town centre that has a high quality, urban environment integrating the design and layout of buildings and connecting public spaces through the use of hard and soft landscape architecture; and</p> <p>(g) to provide a highly visible, focal public space in the town centre that connects to the broader network of pedestrian, bicycle and recreational trails.</p>
MEA-S2.3.1.2	Urban Mixed Use Zone within the area shown on an overlay map as MEA-S2.3.1.2 and in Figure S2.1.	<p>The local area objectives for the Urban Mixed Use Zone within the Hadspen Specific Area Plan are:</p> <p>(a) to protect the function of the town centre through commercial and retail uses that are smaller in scale and specialist in service, interspersed with, or in combination with, community service uses and higher density residential uses;</p> <p>(b) to support multiple use facilities;</p> <p>(c) to protect the Education Site for the purpose of a school by supporting other uses on the Education Site where they are integral to the development of a community service hub that combines with a school. An application for discretionary use must show how that use will co-locate with a school through a development plan;</p> <p>(d) to provide for a transitional area with an 'urban village' character, between the commercial focus of the town centre and the suburban residential area, through the management of the density of development and smaller scale mix of uses;</p> <p>(e) to provide for development around the secondary junctions with Meander Valley Road that is of an appropriate scale and nature to complement the 'urban village' character and local service nature of the town centre;</p> <p>(f) to provide for active street frontages where it interfaces with the town centre by locating buildings and pedestrian access toward street frontages and generally directing vehicular access and parking to the rear of sites;</p> <p>(g) to prioritise higher density development to maximise opportunities for walking and cycling to services; and</p>

		(h) to generally limit development height to two storeys.
MEA-S2.3.1.3	General Residential Zone within the area shown on an overlay map as MEA-S2.3.1.3 and in Figure S2.1.	<p>The local area objectives for the General Residential Zone within the Hadspen Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for the standard range of uses in the zone; (b) to protect the function of the town centre by limiting commercial uses that draw local service activities away from the centre; and (c) to provide for standard densities and types of suburban residential development, integrated with the preferred network of public open space, vegetated amenity corridors and roads.
MEA-S2.3.1.4	Low Density Residential Zone within the area shown on an overlay map as MEA-S2.3.1.4 and in Figure S2.1.	<p>The local area objectives for the Low Density Residential Zone within the Hadspen Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for the standard range of uses in the zone; (b) to allow for a range of lot sizes to provide for the efficient use of land while protecting natural and landscape values; (c) to protect the function of the town centre by limiting commercial uses that draw local service activities away from the centre; (d) to provide for a graduated visual impact of development toward the bush reserve and the higher, elevated slopes and in transitioning to the adjoining Rural Living Zone through either individually, or a combination of: <ul style="list-style-type: none"> (i) developing at lower densities than the General Residential Zone; (ii) subdivision design that will protect natural and landscape values while providing for a high level of residential amenity; (iii) encouraging smaller lots where appropriate to facilitate the efficient use of land; and (iv) minimising the amount of vegetation clearance for hazard management areas; and (e) to provide widened, vegetated amenity corridors along contours and alongside roads that visually and functionally integrates with public recreation trails and key water sensitive urban design lines.
MEA-S2.3.1.5	Rural Living Zone within the area shown on an overlay map as MEA-S2.3.1.5 and in Figure S2.1.	<p>The local area objectives for the Rural Living Zone within Hadspen Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for the standard range of uses in the zone;

		<p>(b) to protect the function of the town centre by limiting commercial uses that draw local service activities away from the centre; and</p> <p>(c) to provide a very low density to graduate the visual impact of the edge of the settlement toward rural land, the Bass Highway and nearby rural residential areas at Travellers Rest and Pateena Road.</p>
MEA-S2.3.1.6	Utilities Zone within the area shown on an overlay map as MEA-S2.3.1.6 and in Figure S2.1.	<p>The local area objectives for the Utilities Zone within the Hadspen Specific Area Plan are:</p> <p>(a) to provide for coordinated, multiple functions within the Meander Valley Road reserve, including:</p> <ul style="list-style-type: none"> (i) the principal, central traffic corridor; (ii) utilities; (iii) pedestrian and bicycle connectivity to the activity centre; and (iv) recreational amenity; <p>(b) to provide for the expansion of water supply infrastructure;</p> <p>(c) to provide for a central connectivity corridor along Meander Valley Road, utilising its additional verge width for shared use paths and low key parklands in combination with the location of services; and</p> <p>(d) to provide infrastructure that will not visually detract from the bushland setting or landscape values associated with the location.</p>
MEA-S2.3.1.7	Open Space Zone within the area shown on an overlay map as MEA-S2.3.1.7 and in Figure S2.1.	<p>The local area objectives for the Open Space Zone with the Hadspen Specific Area Plan are:</p> <p>(a) to reserve bushland for public open space which is to be part of a connected network of recreation trails; and</p> <p>(b) to provide for facilities that support the use of the site for passive recreation.</p>
MEA-S2.3.1.8	Area shown on an overlay map as MEA-S2.0 and in Figure S2.1.	<p>The local are objectives for the Hadspen Specific Area Plan are:</p> <p>(a) to provide for a co-ordinated network of roads, pedestrian and bicycle paths that connect the activity centre, mixed use and residential areas and public open space;</p> <p>(b) To provide key recreational trails for walking or cycling as a recreational pursuit through a looping network that links with the river, town centre and the existing township;</p> <p>(c) to design and maintain public open space areas to further the principles for Community Protection Through Environmental Design (CPTED) incorporating passive surveillance and</p>

		<p>visibility throughout the open space areas and when viewed from public vantage points;</p> <p>(d) To provide recreational trails with a natural appearance linking with, and complementary to, the bushland reserve and provide clear legibility as a network through layout and design; and</p> <p>(e) to design public open space that is complementary to its dual function with the water sensitive urban design treatment of stormwater.</p>
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MEA-S2.4 Definition of Terms

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

MEA-S2.5 Use Table**MEA-S2.5.1 Use Table – Local Business Zone**

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If co-located with a supermarket.
Food Services	If co-located with a supermarket.
General Retail and Hire	If for a supermarket or specialty shops co-located with a supermarket.
Utilities	If for minor utilities.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	If not listed as Permitted.
General Retail and Hire	If not: (a) listed as Permitted; or (b) a department store.
Manufacturing and Processing	
Residential	
Service Industry	
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S2.5.2 Use Table – Urban Mixed Use Zone

This clause is in substitution for Urban Mixed Use Zone – clause 13.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If not located on the Education Site shown in Figure S2.1.
Educational and Occasional Care	If: <ul style="list-style-type: none"> (a) for a school located on the Education Site shown in Figure S2.1; or (b) co-located with a school.
Food Services	If not located on the Education Site.
Residential	If : <ul style="list-style-type: none"> (a) for multiple dwellings, communal residence, aged care home, respite centre, or retirement village; (b) for a single dwelling on a lots of 450m² or less; (c) for a home-based business; and (d) not located on the Education Site shown in Figure S2.1.
Utilities	If for minor utilities.
Discretionary	
Bulky Goods Sales	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	
Educational and Occasional Care	If not listed as Permitted.
Emergency Services	
General Retail and Hire	
Hotel Industry	
Manufacturing and Processing	
Recreation	
Recycling and Waste Disposal	
Research and Development	
Residential	If not listed as Permitted.
Storage	
Tourist Operation	
Transport Depot and Distribution	If for a bus terminal or taxi stand.
Utilities	If not listed as Permitted.
Vehicle Parking	

Use Class	Qualification
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S2.5.3 Use Table – Utilities Zone

This clause is in substitution for Utilities Zone – clause 26.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Transport Depot and Distribution	If for a bus terminal or taxi stand.
Utilities	If not located on folio of the Register 17137/1.
Vehicle Parking	
Permitted	
Utilities	If for a reservoir on folio of the Register 17137/1.
Discretionary	
No uses	
Prohibited	
All other uses	

MEA-S2.6 Use Standards

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

MEA-S2.7 Development Standards for Buildings and Works**MEA-S2.7.1 Urban Mixed Use Zone – Density**

This clause is in addition to Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works.

Objective:	To provide for residential densities that are consistent with the local area objectives for land within the Hadspen Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) Dwellings must have a site area per dwelling of:</p> <ul style="list-style-type: none"> (i) not less than 225m²; and (ii) not more than 450m²; and <p>(b) The development is for multiple dwellings on single or adjoining properties or single dwellings on properties not more than 450m².</p>	<p>P1</p> <p>The density of residential development is to appropriately support the objectives for higher densities in the zone and the intended character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) topographical constraints; (b) infrastructure or servicing constraints; (c) the density of the surrounding area; (d) proximity to services and public transport; and (e) whether the development provides for a significant social or community housing benefit.

MEA-S2.7.2 Urban Mixed Use Zone – Site coverage

This clause is in addition to Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works and in substitution for clause 13.4.6 Dwellings.

Objective:	<ul style="list-style-type: none"> (a) That the siting and design of development is consistent with the local area objectives for land within the Hadspen Specific Area Plan. (b) To protect residential amenity through appropriate height, setbacks, siting and design of buildings and management of stormwater to provide adequate privacy, separation, open space and sunlight for residents. (c) To provide for private open space that is appropriate to a higher density residential environment.
Acceptable Solutions	Performance Criteria
A1 Site coverage must be not more than 60%.	P1.1 Site coverage must protect residential amenity on the site and adjoining properties, having regard to: <ul style="list-style-type: none"> (a) the existing site coverage and any constraints imposed by existing development or the features of the site; (b) the site coverage of adjacent properties; (c) the effect of the visual bulk of the building and whether it is consistent with the local area objectives. P1.2 Dwellings must have private open space that is of a size and dimensions that are appropriate for the size of the dwelling, having regard to: <ul style="list-style-type: none"> (a) The provision of outdoor recreational space consistent with the projected requirements of the occupants; (b) any common open space or nearby public open space; and (c) operational needs, such as clothes drying and storage.

MEA-S2.7.3 Urban Mixed Use Zone – Building height

This clause is in substitution for Urban Mixed Use Zone – clause 13.4.1 Building height.

Objective:	That: <ul style="list-style-type: none"> (a) design of development is consistent with the local area objectives for land within the Hadspen Specific Area Plan; and (b) residential amenity is protected by providing adequate separation, open space, privacy and sunlight for residents.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 8.5m.	P1 Building height must not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (a) sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

	<ul style="list-style-type: none"> (b) overshadowing of private open space of a dwelling on an adjoining property; (c) overshadowing of adjoining vacant property; (d) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (e) overlooking of habitable room windows or private open space of an adjoining dwelling; and (f) the intended or prevailing character of the surrounding area.
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MEA-S2.7.4 Urban Mixed Use Zone – Building setback

This clause is in substitution for Urban Mixed Use Zone – clause 13.4.2 Setback, A1 and P1.

Objective:	That the siting of development is consistent with the local area objectives for land within the Hadspen Specific Area Plan.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of not less than 3m.	P1 A building must have a setback from a frontage that is compatible with the intended or prevailing character of the surrounding area, having regard to: <ul style="list-style-type: none"> (a) any topographical constraints; (b) the function of the road; and (c) the visual impact of the building when viewed from the road or pedestrian pathways.

MEA-S2.7.5 Local Business Zone – Public plaza space

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

Objective:	That development of the town centre is to be consistent with the local area objectives through the inclusion of a plaza or similar space that serves as a public gathering place.
Acceptable Solutions	Performance Criteria
A1 Development includes the provision of a minimum of 250m ² dedicated public plaza that is not a pedestrian thoroughfare.	P1 Suitable public gathering areas are to be provided, having regard to: <ul style="list-style-type: none"> (a) the nature of the proposed uses; (b) the interface with outdoor pedestrian areas and other public open space; (c) the visibility of the space; (d) the interface with roads and vehicular access ways; and (e) the public amenity of the space.

MEA-S2.8 Development Standards for Subdivision

MEA-S2.8.1 Infrastructure contribution

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, Rural Living Zone – clause 11.5 Development Standards for Subdivision, Urban Mixed Use Zone - clause 13.5 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision and Open Space Zone clause 29.5 Development Standards for Subdivision.

Objective:	To provide for a Part 5 agreement, prior to the subdivision of land, to ensure that developer contributions are made towards the establishment costs of shared infrastructure.	
Acceptable Solutions		Performance Criteria
A1 An agreement under Part 5 – section 71 of the Act is entered into and registered on the title, providing for the schedule of costs and developer contribution toward shared infrastructure.		P1 No Performance Criterion.

MEA-S2.8.2 Lot design

This clause is in substitution for General Residential Zone - clause 8.6.1 Lot design A1 and P1, Low Density Residential Zone - clause 10.6.1 Lot design A1 and P1, Rural Living Zone – clause 11.5.1 Lot design A1 and P1, Urban Mixed Use Zone - clause 13.5.1 Lot design A1 and P1, Local Business Zone - clause 14.4.1 Lot design A1 and P1 and Open Space Zone clause 29.5.1, Lot design A1 and P1.

Objective:	To provide for lot sizes that are consistent with the Plan Purpose and local area objectives of the Hadspen Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have a minimum area in accordance with Table MEA-S2.9.1; or (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or (c) be for the provision of utilities; or (d) be for the consolidation of a lot with another lot with no additional titles created; or (e) be to align existing titles with zone boundaries and no additional lots area created. <p>A1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries setback from existing buildings that are consistent with the setback required by clause:</p> <ul style="list-style-type: none"> (a) 8.4.2 A1, A2 and A3 in the General Residential Zone; (b) 10.4.3 A1 and A2 in the Low Density Residential Zone; (c) 11.4.2 A2 and A3 in the Rural Living Zone; (d) 13.4.2 A1, A2 and A3 in the Urban Mixed Use Zone (e) 14.4.2 A1, A2 and A3 in the Local Business Zone; or (f) 29.4.1 A2, A3 and A4 in the Open Space Zone 	<p>P1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must provide sufficient useable area and dimensions, consistent with the specific area plan purpose and local area objectives, to allow for:</p> <ul style="list-style-type: none"> (a) buildings to be erected in a hazard free location; (b) on-site parking and manoeuvrability; (c) adequate private open space; and (d) reasonable vehicular access from the carriageway of the road to a building area on the lot.

MEA-S2.8.3 Water and sewer services

This clause is in substitution for General Residential Zone - clause 8.6.3 Services A1, A2 and P1, P2, Low Density Residential Zone - clause 10.6.3 Services A1, A2 and P1, P2, Rural Living Zone - clause 11.5.3 Services A1, A2 and P1, P2, Urban Mixed Use Zone - clause 13.5.2 Services, Local Business Zone - clause 14.5.2 Services A1, A2 and P1, P2.

Objective:	That subdivision: <ul style="list-style-type: none"> (a) provides for the connection of lots within the local business, urban mixed use and general residential zones to a reticulated sewer; (b) provides for the connection of lots within the local business, urban mixed use and general residential zones to a reticulated water supply; and (c) provides for the connection of lots within the low density residential and rural living zones to reticulated water and sewer services where capable.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian reserve or Utilities, must be connected to a: <ul style="list-style-type: none"> (a) full water supply service; and (b) reticulated sewerage system. 	P1 Each lot, or a lot proposed in a plan of subdivision, must be: <ul style="list-style-type: none"> (a) in a locality for which reticulated services are not available or capable of being connected; and (b) capable of accommodating an on-site waste water management system adequate for the future use and development of the land.

MEA-S2.8.4 Stormwater services

This clause is in substitution for General Residential Zone - clause 8.6.3 Services A3 and P3, Low Density Residential Zone - clause 10.6.3 Services A3 and P3, Urban Mixed Use Zone – clause 13.5.2 Services A3 and P3, Local Business Zone - clause 14.5.2 Services A3 and P3; and is in addition to Rural Living Zone - clause 11.5.3 Services.

Objective:	That subdivision: <ul style="list-style-type: none"> (a) provides for stormwater treatment through the principles of water sensitive urban design and principally directing stormwater to the identified Key WSUD Stormwater Lines and Wetland Dispersal Area in Figure S2.1; (b) provides for a stormwater system designed to accommodate peak storm events and avoid flooding of development areas; (c) provides for water sensitive urban design stormwater system, designed to appropriately integrate into public open space and the road network by enhancing the 'natural environment' visual amenity of the public areas and taking public safety into account; and (d) provides for a water sensitive urban design stormwater system designed to minimise the long term maintenance obligations for public open space.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 The stormwater system is to be designed to accommodate the peak stormwater loads from lots and roads through a combination of infrastructure and water sensitive urban design elements, having regard to:

	<ul style="list-style-type: none"> (a) the design of an open swale network that can appropriately accommodate stormwater volumes and velocity; (b) the inclusion of vegetation planting to slow and filter stormwater; (c) the inclusion of constructed baffles to slow stormwater and prevent erosion; (d) the inclusion of detention basins to slow and gradually release stormwater resulting from higher impact storm events; and (e) the design of an underground pipe network and connection to the water sensitive urban design elements.
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MEA-S2.8.5 Road network

This clause is in substitution for General Residential Zone - clause 8.6.2 Roads, Low Density Residential Zone - clause 10.6.2 Roads, and Rural Living Zone - clause 11.5.2 Roads; and is in addition to Urban Mixed Use Zone – clause 13.5 Development Standards for Subdivision, and Local Business Zone - clause 14.5 Development Standards for Subdivision.

Objective:	<p>That subdivision:</p> <ul style="list-style-type: none"> (a) provides for key junctions with Meander Valley Road consistent with Figure S2.1; (b) provides for the Main Town Centre Junction in Figure S2.1 as the principal junction that is the focal point of the town centre and forms the principal link to the existing township; (c) provides for the secondary Junctions in Figure S2.1 as a limited number of collector road junctions from the development areas that distribute traffic to Meander Valley Road; (d) provides a principal alignment of the road network in a north-east to south-west and north-west to south-east direction to align with the contours of the land; (e) provides for a hierarchy of local roads and collector roads in a connected, looping layout that maximises permeability and access to the town centre and Meander Valley Road; (f) provides a road network that includes for shared use with bicycles and pedestrians; (g) includes clear visual elements and traffic calming measures where public open space and recreation trails cross roads to indicate a slower traffic speed environment and pedestrian crossings; and (h) provides for a road network at an appropriate standard to accommodate accessible buses and bus stops.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The road network is to be designed to provide an accessible and safe neighbourhood road system consistent with the specific area plan purpose and local area objectives, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the land; (b) a hierarchy of anticipated traffic volumes on local, collector and arterial roads; (c) the location and treatment of road junctions; (d) integration with pedestrian, bicycle and recreation routes; (e) an appropriate speed environment and any traffic calming that may be warranted; and (f) standards for accessible public transport and emergency service vehicles.

MEA-S2.8.6 Public open space

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, Rural Living Zone – clause 11.5 Development Standards for Subdivision, Urban Mixed Use Zone - clause 13.5 Development Standards for Subdivision, Local Business Zone - clause 14.5 Development Standards for Subdivision and Open Space Zone clause 29.5 Development Standards for Subdivision.

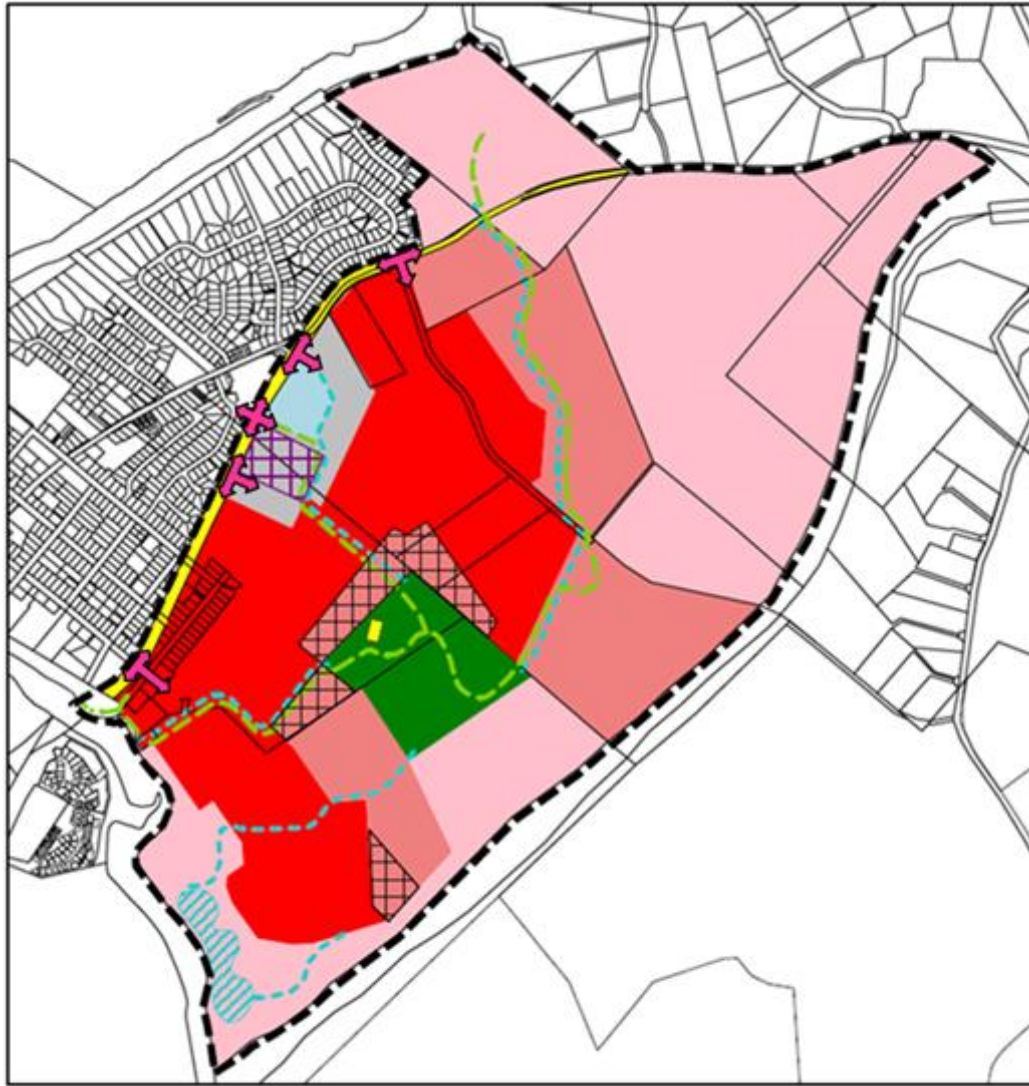
Objective:	Subdivision is to provide for a network of public open space that is consistent with the local area objectives of the Hadspen Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 The public open space network is to be designed to provide a high level of amenity and connectivity, consistent with specific area plan purpose and local area objectives, having regard to: <ul style="list-style-type: none"> (a) the topography of the land; (b) requirements for vegetated amenity corridors; (c) integration of shared use for pedestrians and bicycles; (d) integration of Water Sensitive Urban Design stormwater requirements; (e) public safety; and (f) provision of clear legibility at road crossings.

MEA-S2.9 Tables
















MEA-S2.9.1 Minimum Lot Area

Zone	Minimum lot area or density
Local Business Zone	No minimum lot size
Urban Mixed Use Zone	450m ²
General Residential Zone	700m ²
Low Density Residential Zone	5000m ²
Low Density Residential Zone (Area A) (as identified in Figure S2.1)	1600m ² with an average lot density of 1 per 3000m ²
Rural Living Zone	2ha
Open Space Zone	No minimum lot size

Figure S2.1



Legend

- | | | | |
|---|---------------------------|---|----------------------------------|
|  | Main Town Centre Junction |  | General Residential Zone |
|  | Secondary Junction |  | Low Density Residential Zone |
|  | Key Recreation Trail |  | Rural living Zone |
|  | Key WSUD Stormwater Line |  | Open Space Zone |
|  | WSUD Wetland Easement |  | Local Business Zone |
|  | Education Site |  | Urban Mixed Use Zone |
|  | SAP Boundary |  | Utilities Zone |
| | |  | Low Density Residential (Area A) |

MEA-S3.0 Carrick Specific Area Plan

MEA-S3.1 Plan Purpose

The purpose of the Carrick Specific Area Plan is:

MEA-S3.1.1 to provide for the co-ordinated subdivision of land; and

MEA-S3.1.2 to provide for the subdivision of land consistent with the local area objectives.

MEA-S3.2 Application of this Plan

MEA-S3.2.1 The specific area plan applies to the area of land designated as Carrick Specific Area Plan on the overlay maps and in Figure S3.1.

MEA-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

MEA-S3.3 Local Area Objectives

MEA-S3.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S3.3.1.1	Area shown on an overlay map as MEA-S3.3.1.1 and in Figure S3.1	<p>The local area objectives for the Carrick Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide diversity in the size of lots and optimising lot yield by graduating the density of lots through smaller lots located at the settlement periphery, moving to larger lots where protection of threatened vegetation and larger setbacks to the Liffey River, Bass Highway or other features are preferred; (b) to maintain the vegetation and woodland landscape character to the eastern side of Bishopsbourne Road. (c) to configure subdivision incorporating the native vegetation to the eastern side of Bishopsbourne Road to provide for bushfire hazard management areas and accesses that minimise the removal of standing vegetation and provide for substantial separation distances between building areas; and (d) to configure subdivision incorporating the open landscape toward between the Liffey River and Bishopsbourne Road to be consistent with the character objective for a graduated density toward the south, with dimensions to allow for appropriate separation between buildings, separation between buildings and adjoining access ways and to accommodate bushfire hazard management areas within each lot.

MEA-S3.4 Definition of Terms

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

MEA-S3.5 Use Table

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

MEA-S3.6 Use Standards

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

MEA-S3.7 Development Standards for Buildings and Works

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

MEA-S3.8 Development Standards for Subdivision**MEA-S3.8.1 Lot design**

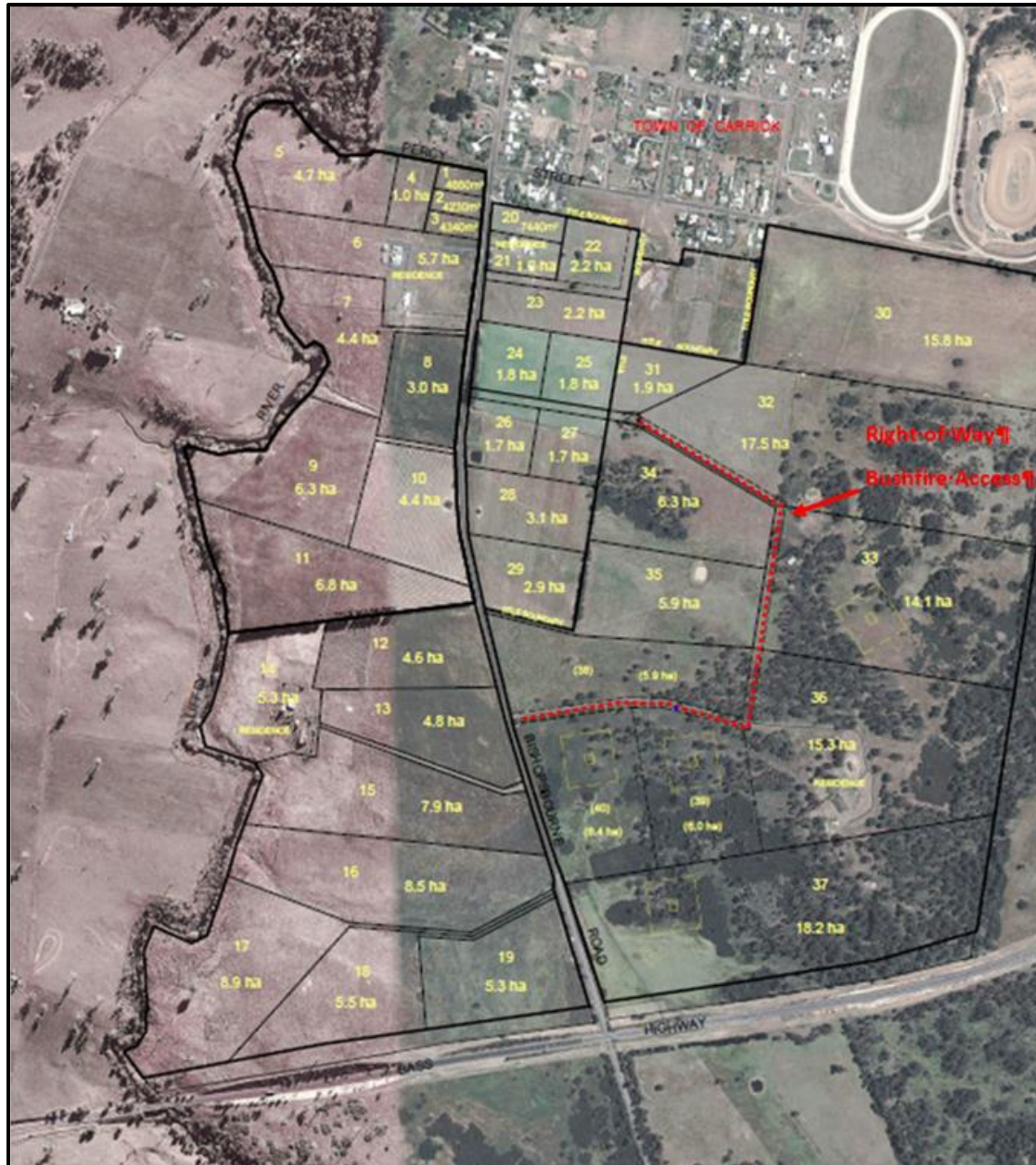
This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design.

Objective:	<p>That subdivision:</p> <ul style="list-style-type: none"> (a) locates lots in an arrangement that is consistent with the local area objectives; (b) provides area and dimensions of lots that are appropriate for the purpose of the Rural Living Zone and is consistent with the local area objectives; (c) provides for appropriate waste water disposal and stormwater management in consideration of the characteristics of the land; and (d) provides frontage and access to a road in locations that do not adversely affect the function of Bishopsbourne Road, in particular aggregating access points or establishing a new road and junction appropriate for the degree of use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Plan and include the building areas and right of way shown in Figure S3.1.</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) provide for each lot, sufficient useable area and dimensions to allow for: <ul style="list-style-type: none"> (i) a dwelling to be erected in a convenient, appropriate and hazard free location; (ii) appropriate disposal of waste water; (iii) on-site parking and manoeuvrability; (iv) adequate private open space; and (v) reasonable frontage and vehicular access from the carriageway of the road to a building area on the lot, if any; and (b) be consistent with the local area objectives, having regard to: <ul style="list-style-type: none"> (i) the topographical or natural features of the site; and (ii) the ability of vegetation to provide buffering; and (iii) any features of natural or cultural significance; and (iv) the presence of any natural hazards.

MEA-S3.9 Tables

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

Figure S3.1 Plan



MEA-S4.0 Harley Parade Specific Area Plan

MEA-S4.1 Plan Purpose

The purpose of the Harley Parade Specific Area Plan is:

MEA-S4.1.1 to provide detailed requirements for subdivision development within the General Residential Zone at 1 Harley Parade, Prospect Vale.

MEA-S4.2 Application of this Plan

MEA-S4.2.1 The specific area plan applies to the area of land designated as Harley Parade Specific Area Plan on the overlay maps and in Figure S4.1.

MEA-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the General Residential Zone, as specified in the relevant provision.

MEA-S4.3 Local Area Objectives

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

MEA-S4.4 Definition of Terms

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

MEA-S4.5 Use Table

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

MEA-S4.6 Use Standards

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

MEA-S4.7 Development Standards for Buildings and Works

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

MEA-S4.8 Development Standards for Subdivision

MEA-S4.8.1 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

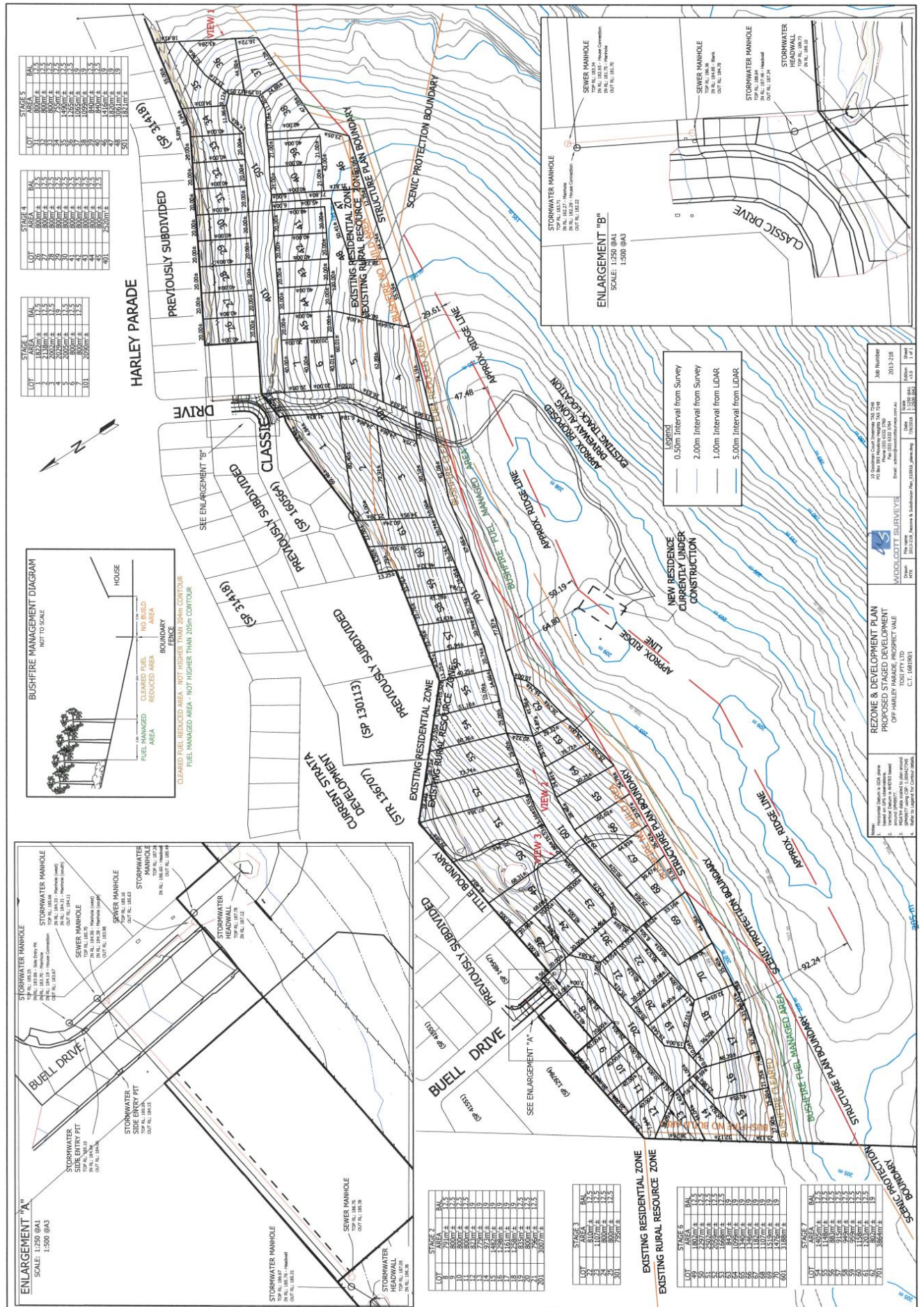
Objective:	To provide for the subdivision of land in accordance with the Development Plan.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Development Plan in Figure S4.1.	P1 Each lot, or a lot proposed in a plan of subdivision is generally consistent with the Development Plan in Figure S4.1, having regard to: <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the topography of the site; (c) the presence of any natural hazards;

	<p>(d) the functionality and useability of the frontage;</p> <p>(e) the nature of the road and traffic;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the requirements for the installation of services and utilities,</p> <p>and maintains a public road connection between Buell Drive and Classic Drive.</p>
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MEA-S4.9 Tables

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

Figure S4.1 Development Plan



MEA-S5.0 Karst Management Area Specific Area Plan

MEA-S5.1 Plan Purpose

The purpose of the Karst Management Area Specific Area Plan is:

MEA-S5.1.1 To minimise adverse impacts of development on groundwater dependent ecosystems.

MEA-S5.1.2 To provide for appropriate protection of sensitive karst features.

MEA-S5.1.3 To manage erosion of sediments within the karst area to minimise adverse impacts on karst features and the karst system.

MEA-S5.2 Application of this Plan

MEA-S5.2.1 The specific area plan applies to the area of land designated as Karst Management Area Specific Area Plan on the overlay maps.

MEA-S5.2.2 The specific area plan does not apply to agricultural use, excluding plantation forestry.

MEA-S5.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the zone and code provisions of the State Planning Provisions.

MEA-S5.3 Local Area Objectives

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

MEA-S5.4 Definition of Terms

MEA-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
cave	means a natural cavity within rock that may be water filled. It may also be blocked partly or fully by sediment.
exposed karst	means carbonate bedrock outcrops fully exposed or with soil or unconsolidated sediment cover of less than 500mm.
high sensitivity karst area	means land shown on an overlay map as within a high sensitivity karst area.
karren	means the presence of rounded fluting in the carbonate bedrock which results from corrosional processes, indicating a higher susceptibility to erosion.
karst feature	means a cave, exposed karst, karren, sinkhole, sinking stream or stream.
karst management area	means land shown on an overlay map as within a: (a) high sensitivity karst area; or (b) low sensitivity karst area.
low sensitivity karst area	means land shown on an overlay map as within a low sensitivity karst area.
sinkhole	means a closed depression in karst areas which are usually circular in outline. They may be produced by solution of rock close to the surface or by the roof of a cave collapsing. Streams may sink underground through sinkholes. Water drains from sinkholes to underground systems.
sinking stream	means a drainage depression that carries overland water flow that descends at a point into the ground to enter the subterranean stream

	system.
stream	means a drainage depression that carries overland water flow.

MEA-S5.5 Use Table

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

MEA-S5.6 Use Standards

MEA-S5.6.1 Use

Objective:	To minimise adverse impacts on the karst system through the management of use	
Acceptable Solutions		Performance Criteria
A1 Plantation forestry in accordance with a forest practices plan.		P1 No Performance Criterion.
A2 Within the karst management area, waste water disposal fields must be separated from a sinkhole or cave not less than the following distances: (a) up slope <5° 40m; 5°-10° 50m; 10°-15° 60m; 15°-20° 70m; and Add 10m for every additional 5° of slope; and (b) down slope All slopes 40m		P2 Within the karst management area, waste water disposal fields must be located at a suitable distance from sinkholes and caves to: (a) avoid an increase in potential for ground surface or land instability; (b) avoid pollution of subterranean waterways as a result of runoff directly entering the karst system.
A3 Use must not facilitate access to a cave within the karst management area.		P3 A Management Plan is to be submitted that demonstrates how karst natural values will be protected within the karst management area.
A4 Hard waste must not be disposed of on-site within the karst management area.		P4 Disposal of waste is to be in a manner that ensures protection of the environmental values of the karst system within the karst management area from pollutants and foreign materials.
A5 Use does not involve the abstraction of water within the karst management area.		P5 The abstraction of water must not adversely affect the environmental values of the karst system within the karst management area through the lowering of the water table.

MEA-S5.7 Development Standards for Buildings and Works

MEA-S5.7.1 Sedimentation and pollution

Objective:	To manage the impacts of development to minimise erosion and to prevent sediment and pollution entering the karst system.	
Acceptable Solutions		Performance Criteria
A1 Plantation forestry in accordance with a forest practices plan.		P1 No Performance Criterion.
A2.1 Excavation, buildings, access and subsurface drainage, excluding for plantation forestry, must be located not less than 100m from a karst feature. A2.2 Runoff from access ways, excluding for plantation forestry, must not concentrate water flows into the groundwater system.		P2 Sediment and pollutant loss into the karst system is to be minimised through: <ul style="list-style-type: none"> (a) the use of sediment control measures; (b) the avoidance of karst features and subterranean cavities in the construction of subsurface infrastructure; (c) vegetation retention or permanent perennial ground cover between the development and karst features; (d) improvement of vegetation cover in critical areas for soil conservation, such as steep slopes, unstable soils and riparian areas; (e) directing on-site effluent disposal away from karst features; (f) the use of specialised, lower impact on-site effluent disposal systems.
A3 Vegetation must be retained, excluding for plantation forestry, surrounding a sinkhole, sinking stream or cave not less than the following distances: <ul style="list-style-type: none"> (a) up slope <ul style="list-style-type: none"> <5° 40m 5°-10° 50m 10°-15° 60m 15°-20° 70m Add 10m for every additional 5° of slope <ul style="list-style-type: none"> (b) down slope All slopes 40m		P3 Clearance of vegetation must not result in an increase of sediments entering the karst system or increased instability of a karst feature, having regard to: <ul style="list-style-type: none"> (a) the type of vegetation on the site; (b) the type of soil on the site; (c) the existing structure of the sinkhole; and (d) the proposed treatment of the cleared area including replacement vegetation.
A4 Development must not fill a cave or sinkhole.		P4 No Performance Criterion.

MEA-S5.7.2 High Sensitivity Karst Area

Objective:	To protect the environmental values of the high sensitivity karst area through the appropriate location and treatment of development.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) Development for building and works in a high sensitivity karst area must be for plantation forestry in accordance with a forest practices plan; or</p> <p>(b) The area for development must not:</p> <ul style="list-style-type: none"> (i) contain karren, caves and sinking streams; or (ii) have less than 500mm soil coverage. 	<p>P1</p> <p>A report prepared by a suitably qualified person must demonstrate that that the development does not result in the following impacts:</p> <ul style="list-style-type: none"> (a) damage to sites of scientific significance; (b) damage to a karst feature; (c) blockage of a sinkhole or cave; (d) induce unacceptable levels of surface soil erosion and sedimentation into the karst system; (e) creation of a safety hazard; (f) increase potential for ground surface or land instability; (g) pollution of surface or subterranean waterways; (h) adversely lower the water table; (i) adversely increase subterranean water flow; (j) significant alteration of the surface hydrology. <p>The report is to include any measures for the location of development or treatment of development that will mitigate adverse impacts on the karst system.</p>

MEA-5.8 Development Standards for Subdivision

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

MEA-S5.9 Tables

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

MEA-S6.0 Chudleigh Specific Area Plan

MEA-S6.1 Plan Purpose

The purpose of the Chudleigh Specific Area Plan is:

MEA-S6.1.1 To provide for a subdivision density for the low density area for the Chudleigh settlement.

MEA-S6.2 Application of this Plan

MEA-S6.2.1 The specific area plan applies to the area of land designated as Chudleigh Specific Area Plan on the overlay maps.

MEA-S6.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S6.3 Local Area Objectives

MEA-S6.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S6.3.1.1	Chudleigh Specific Area Planshown on an overlay map as MEA-S6.3.1.1.	<p>The local area objectives for the Chudleigh Specific Area Plan are to:</p> <ul style="list-style-type: none"> (a) provide for additional lot yield without diminishing the historic, low density character of the peripheral areas of the settlement; and (b) maintain a density that keeps the distinction between the village centre and the peripheral low density residential area.

MEA-S6.4 Definition of Terms

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

MEA-S6.5 Use Table

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

MEA-S6.6 Use Standards

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

MEA-S6.7 Development Standards for Buildings and Works

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

MEA-S6.8 Development Standards for Subdivision**MEA-S6.8.1 Lot design**

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	<p>To provide for:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the character of the historic lot pattern and sizes adjacent to the village centre of Chudleigh; and (b) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and wastewater requirements.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area not less than 5000m² and: <ul style="list-style-type: none"> (i) be able to contain a 40m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots; (d) the topography of the site; (e) adequate provision of private open space; (f) adequate provision of drainage; (g) the pattern of existing lots or development existing on established properties in the area; and (h) any constraints to development.

MEA-S6.9 Tables

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

MEA-S7.0 Davis Road Specific Area Plan

MEA-S7.1 Plan Purpose

The purpose of the Davis Road Specific Area Plan is:

MEA-S7.1.1 To provide for a subdivision density for the low density area at Davis Road.

MEA-S7.2 Application of this Plan

MEA-S7.2.1 The specific area plan applies to the area of land designated as Davis Road Specific Area Plan on the overlay maps.

MEA-S7.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S7.3 Local Area Objectives

MEA-S7.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S7.3.1.1	Davis Road Specific Area Plan shown on an overlay map as MEA-S7.3.1.1.	<p>The local area objectives for the Davis Road Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for additional lot yield consistent with the existing larger lot character of the area; and (b) to provide for subdivision that facilitates substantial separation distances between future dwellings, consistent with the existing character of the area.

MEA-S7.4 Definition of Terms

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

MEA-S7.5 Use Table

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

MEA-S7.6 Use Standards

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

MEA-S7.7 Development Standards for Buildings and Works

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

MEA-S7.8 Development Standards for Subdivision**MEA-S7.8.1 Lot design**

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	<p>To provide for:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the intended character of the Davis Road area; (b) dimensions of lots that enable building areas that are substantially separated or can be screened; and (c) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 1ha and: <ul style="list-style-type: none"> (i) be able to contain a 100m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and the intended character, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots and whether the lots can achieve 50m separation between new building areas and between new and existing building areas; (d) the topography of the site; (e) features that may screen visibility between building areas; (f) adequate provision of private open space; (g) adequate provision of drainage and wastewater disposal; (h) the pattern of development existing on established properties in the area; and (i) any constraints to development.

MEA-S7.9 Tables

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

MEA-S8.0 Deloraine Specific Area Plan

MEA-S8.1 Plan Purpose

The purpose of the Deloraine Specific Area Plan is:

MEA-S8.1.1 To provide for a subdivision density for the low density area for the Deloraine settlement.

MEA-S8.2 Application of this Plan

MEA-S8.2.1 The specific area plan applies to the area of land designated as Deloraine Specific Area Plan on the overlay maps.

MEA-S8.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S8.3 Local Area Objectives

MEA-S8.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S8.3.1.1	Deloraine Specific Area Plan shown on an overlay map as MEA-S8.3.1.1.	Provide for additional lot yield appropriate to the constraints on services and the capability of the land to accommodate building development, drainage and wastewater disposal.

MEA-S8.4 Definition of Terms

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

MEA-S8.5 Use Table

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

MEA-S8.6 Use Standards

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

MEA-S8.7 Development Standards for Buildings and Works

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

MEA-S8.8 Development Standards for Subdivision

MEA-S8.8.1 Lot design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1, Lot design A1 and P1.

Objective:	To provide for density and dimensions of lots that are appropriate to accommodate development for a dwelling and any associated on-site drainage and wastewater requirements, without adversely impacting on adjoining land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 5000m² and: <ul style="list-style-type: none"> (i) be able to contain a 50m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots; (d) the topography of the site; (e) adequate provision of private open space; (f) adequate provision of drainage and wastewater disposal; (g) the potential for cumulative impacts of on-site wastewater disposal on slope stability; (h) the pattern of development existing on established properties in the area; and (i) any constraints to development.

MEA-S8.9 Tables

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

MEA-S9.0 Elizabeth Town Specific Area Plan

MEA-S9.1 Plan Purpose

The purpose of the Elizabeth Town Specific Area Plan is:

MEA-S9.1.1 To provide for a subdivision density for the low density area for the Elizabeth Town settlement.

MEA-S9.2 Application of this Plan

MEA-S9.2.1 The specific area plan applies to the area of land designated as Elizabeth Town Specific Area Plan on the overlay maps.

MEA-S9.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S9.3 Local Area Objectives

MEA-S9.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S9.3.1.1	Elizabeth Town Specific Area Plan shown on an overlay map as MEA-S9.3.1.1.	<p>The local area objectives for the Elizabeth Town Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for additional lot yield without diminishing the character of the historic, low density arrangement of lots and streets; and (b) to provide for subdivision that facilitates substantial separation distances between future dwellings, consistent with the existing character of the area.

MEA-S9.4 Definition of Terms

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

MEA-S9.5 Use Table

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

MEA-S9.6 Use Standards

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

MEA-S9.7 Development Standards for Buildings and Works

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

MEA-S9.8 Development Standards for Subdivision

MEA-S9.8.1 Lot design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	<p>To provide:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the character of the historic lot pattern and sizes within the Elizabeth Town settlement; (b) dimensions of lots that enables building areas that are substantially separated or can be screened; and (c) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 1ha and: <ul style="list-style-type: none"> (i) be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and the intended character, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots and whether the lots can achieve 50m separation between new building areas and existing building areas; (d) the topography of the site; (e) features that may screen visibility between building areas; (f) adequate provision of private open space; (g) adequate provision of drainage and wastewater disposal; (h) the pattern of development existing on established properties in the area; and (i) any constraints to development.

MEA-S9.9 Tables

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

MEA-S10.0 Meander Specific Area Plan

MEA-S10.1 Plan Purpose

The purpose of the Meander Specific Area Plan is:

MEA-S10.1.1 To provide for a subdivision density for the low density area for the Meander settlement.

MEA-S10.2 Application of this Plan

MEA-S10.2.1 The specific area plan applies to the area of land designated as Meander Specific Area Plan on the overlay maps.

MEA-S10.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S10.3 Local Area Objectives

MEA-S10.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S10.3.1.1	Meander Specific Area Plan shown on an overlay map as MEA-S10.3.1.1.	<p>The local area objectives for the Meander Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for additional lot yield consistent with the existing, larger lot character of the area; and (b) to provide for subdivision that facilitates substantial separation distances between future dwellings, consistent with the existing character of the area.

MEA-S10.4 Definition of Terms

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

MEA-S10.5 Use Table

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

MEA-S10.6 Use Standards

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

MEA-S10.7 Development Standards for Buildings and Works

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

MEA-S10.8 Development Standards for Subdivision**MEA-S10.8.1 Lot design**

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	<p>To provide for:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the intended character of the Meander low density area; (b) dimensions of lots that enables building areas that are substantially separated or can be screened; and (c) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 1ha and: <ul style="list-style-type: none"> (i) be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and the intended character, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots and whether the lots can achieve 50m separation between new building areas and between new and existing building areas; (d) the topography of the site; (e) features that may screen visibility between building area; (f) adequate provision of private open space; (g) adequate provision of drainage and on-site wastewater disposal; (h) the pattern of development existing on established properties in the area; and (i) any constraints to development.

MEA-S10.9 Tables

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

MEA-S11.0 Westbury Specific Area Plan

MEA-S11.1 Plan Purpose

The purpose of the Westbury Specific Area Plan is:

MEA-S11.1.1 To provide for a subdivision density for the low density area for the Westbury settlement.

MEA-S12.2 Application of this Plan

MEA-S11.2.1 The specific area plan applies to the area of land designated as Westbury Specific Area Plan on the overlay maps.

MEA-S11.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S11.3 Local Area Objectives

MEA-S11.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S11.3.1.1	Westbury Specific Area Plan shown on an overlay map as MEA-S11.3.1.1.	<p>The local area objectives for the Westbury Specific Area Plan are:</p> <ul style="list-style-type: none"> (a) to provide for additional lot yield without diminishing the historic, low density grid arrangement of lots and streets; (b) to provide for subdivision that facilitates substantial separation distances between dwellings, consistent with the existing character of the area; and (c) maintain a density and pattern that keeps the distinction between the inner serviced core of the settlement and the peripheral low density residential area.

MEA-S11.4 Definition of Terms

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

MEA-S11.5 Use Table

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

MEA-S11.6 Use Standards

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

MEA-S11.7 Development Standards for Buildings and Works

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

MEA-S11.8 Development Standards for Subdivision**MEA-S11.8.1 Lot design**

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	<p>To provide for:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the character of the historic lot pattern and the intended character of the Westbury low density area; (b) dimensions of lots that enables building areas that are substantially separated; and (c) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 5000m² and: <ul style="list-style-type: none"> (i) be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; or (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots and whether the lots can achieve 50m separation between new building areas and between new and existing building areas; (d) the topography of the site; (e) adequate provision of private open space; (f) adequate provision of drainage and on-site wastewater disposal; (g) the pattern of development existing on established properties in the area; and (h) any constraints to development.

MEA-S11.9 Tables

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

MEA-S12.0 Pumicestone Ridge Specific Area Plan

MEA-S12.1 Plan Purpose

The purpose of the Pumicestone Ridge Specific Area Plan is:

MEA-S12.1.1 To prohibit the creation of additional lots at Pumicestone Ridge.

MEA-S12.2 Application of this Plan

MEA-S12.2.1 The specific area plan applies to the area of land designated as Pumicestone Ridge Specific Area Plan on the overlay maps.

MEA-S12.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

MEA-S12.3 Local Area Objectives

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

MEA-S12.4 Definition of Terms

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

MEA-S12.5 Use Table

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

MEA-S12.6 Use Standards

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

MEA-S12.7 Development Standards for Buildings and Works

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

MEA-S12.8 Development Standards for Subdivision

MEA-S12.8.1 New lot prohibition

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at Pumicestone Ridge.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must not create additional lots.		P1 No Performance Criterion.

MEA-S12.9 Tables

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

MEA-S13.0 Jackey’s Marsh Specific Area Plan

MEA-S13.1 Plan Purpose

The purpose of the Jackey’s Marsh Specific Area Plan is:

MEA-S13.1.1 To prohibit the creation of additional lots at Jackey’s Marsh.

MEA-S13.2 Application of this Plan

MEA-S13.2.1 The specific area plan applies to the area of land designated as Jackey’s Marsh Specific Area Plan on the overlay maps.

MEA-S13.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

MEA-S13.3 Local Area Objectives

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

MEA-S13.4 Definition of Terms

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

MEA-S13.5 Use Table

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

MEA-S13.6 Use Standards

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

MEA-S13.7 Development Standards for Buildings and Works

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

MEA-S13.8 Development Standards for Subdivision

MEA-S13.8.1 New lot prohibition

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at Jackey’s Marsh.
Acceptable Solutions	Performance Criteria
A1 Subdivision must not create additional lots.	P1 No Performance Criterion.

MEA-S13.9 Tables

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

MEA-S14.0 Kimberley Specific Area Plan

MEA-S14.1 Plan Purpose

The purpose of the Kimberley Specific Area Plan is:

MEA-S14.1.1 To prohibit the creation of additional lots at Kimberley.

MEA-S14.2 Application of this Plan

MEA-S14.2.1 The specific area plan applies to the area of land designated as Kimberley Specific Area Plan on the overlay maps.

MEA-S14.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

MEA-S14.3 Local Area Objectives

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

MEA-S14.4 Definition of Terms

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

MEA-S14.5 Use Table

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

MEA-S14.6 Use Standards

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

MEA-S14.7 Development Standards for Buildings and Works

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

MEA-S14.8 Development Standards for Subdivision

MEA-S14.8.1 New lot prohibition

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must not create additional lots.		P1 No Performance Criterion.

MEA-S14.9 Tables

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

MEA-S15.0 Upper Golden Valley Specific Area Plan

MEA-S15.1 Plan Purpose

The purpose of the Upper Golden Valley Specific Area Plan is:

MEA-S15.1.1 To prohibit the creation of additional lots at Upper Golden Valley.

MEA-S15.2 Application of this Plan

MEA-S15.2.1 The specific area plan applies to the area of land designated as Upper Golden Valley Specific Area Plan on the overlay maps.

MEA-S15.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

MEA-S15.3 Local Area Objectives

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

MEA-S15.4 Definition of Terms

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

MEA-S15.5 Use Table

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

MEA-S15.6 Use Standards

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

MEA-S15.7 Development Standards for Buildings and Works

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

MEA-S15.8 Development Standards for Subdivision

MEA-S15.8.1 New lot prohibition

This clause is in substitution for Rural Living Zone – clause 11.5.1, Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at Upper Golden Valley.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must not create additional lots.		P1 No Performance Criterion.

MEA-S15.9 Tables

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

MEA-S16.0 Weegena Specific Area Plan

MEA-S16.1 Plan Purpose

The purpose of the Weegena Rural Living Specific Area Plan is:

MEA-S16.1.1 To prohibit the creation of additional lots at Weegena.

MEA-S16.2 Application of this Plan

MEA-S16.2.1 The specific area plan applies to the area of land designated as Weegena Specific Area Plan on the overlay maps.

MEA-S16.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

MEA-S16.3 Local Area Objectives

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

MEA-S16.4 Definition of Terms

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

MEA-S16.5 Use Table

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

MEA-S16.6 Use Standards

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

MEA-S16.7 Development Standards for Buildings and Works

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

MEA-S16.8 Development Standards for Subdivision

MEA-S16.8.1 New lot prohibition

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at Weegena.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must not create additional lots.		P1 No Performance Criterion.

MEA-S16.9 Tables

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

MEA-S17.0 Western Creek Specific Area Plan

MEA-S17.1 Plan Purpose

The purpose of the Western Creek Rural Living Specific Area Plan is:

MEA-S17.1.1 To prohibit the creation of additional lots at Western Creek.

MEA-S17.2 Application of this Plan

MEA-S17.2.1 The specific area plan applies to the area of land designated as Western Creek Specific Area Plan on the overlay maps.

MEA-S17.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

MEA-S17.3 Local Area Objectives

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

MEA-S17.4 Definition of Terms

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

MEA-S17.5 Use Table

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

MEA-S17.6 Use Standards

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

MEA-S17.7 Development Standards for Buildings and Works

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

MEA-S17.8 Development Standards for Subdivision

MEA-S17.8.1 New lot prohibition

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design A1 and P1.

Objective:	To prohibit the creation of additional lots at Western Creek.	
Acceptable Solutions		Performance Criteria
A1 Subdivision must not create additional lots.		P1 No Performance Criterion.

MEA-S17.9 Tables

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

MEA-S18.0 Travellers Rest Specific Area Plan

MEA-S18.1 Plan Purpose

The purpose of the Travellers Rest Specific Area Plan is:

MEA-S18.1.1 To provide for residential use for a single dwelling as a permitted use at Travellers Rest.

MEA-S18.2 Application of this Plan

MEA-S18.2.1 The specific area plan applies to the area of land designated as Travellers Rest Specific Area Plan on the overlay maps.

MEA-S18.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Landscape Conservation Zone, as specified in the relevant provision.

MEA-S18.3 Local Area Objectives

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

MEA-S18.4 Definition of Terms

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

MEA-S18.5 Use Table

This clause is in substitution for Landscape Conservation Zone – clause 22.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Residential	If for a: (a) home-based business; or (b) single dwelling.
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding Boarding or Training	

Use Class	Qualification
Emergency Services	
Food Services	If for a gross floor area of not more than 200m ² .
General Retail and Hire	If associated with a Tourist Operation.
Resource Development	If not for intensive animal husbandry or plantation forestry.
Sports and Recreation	If or an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S18.6 Use Standards

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

MEA-S18.7 Development Standards for Buildings and Works

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

MEA-S18.8 Development Standards for Subdivision

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

MEA-S18.9 Tables

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

MEA-S19.0 Westbury Road Specific Area Plan

MEA-S19.1 Plan Purpose

The purpose of the Westbury Road Specific Area Plan is:

MEA-S19.1.1 To establish a community focal point by providing a centrally located area for passive recreation that is complemented by a mix of use and development on separate lots;

MEA-S19.1.2 To consolidate the provision of car parking within the site;

MEA-S19.1.3 To manage vehicular access to and from Westbury Road and the circulation of vehicles and pedestrians within the site; and

MEA-S19.1.4 To provide for the subdivision of lots on the site in accordance with Figure S19.1 Westbury Road Development Plan.

MEA-S19.2 Application of this Plan

MEA-S19.2.1 The specific area plan applies to the area of land designated as Westbury Road Specific Area Plan on the overlay maps and in Figure S19.1.

MEA-S19.2.2 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 Business Zone;
- (b) Parking and Sustainable Transport Code;
- (c) Road and Railway Assets Code,

as specified in the relevant provision.

MEA-S19.3 Local Area Objectives

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

MEA-S19.4 Definition of Terms

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

MEA-S19.5 Use Table

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

MEA-S19.6 Use Standards

MEA-S19.6.1 Discretionary uses

This clause is in substitution of General Business Zone – clause 15.3.1, All uses A1 and P1 and clause 15.3.2, Discretionary uses.

Objective:	That Discretionary uses support the establishment of a community focal point for a mix of uses that encourages visitation and activity.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 A use listed as Discretionary supports the establishment of a community focal point, having regard to: <ul style="list-style-type: none"> (a) the type of use and whether it encourages visitation and activity; (b) the scale and intensity of the proposed use; (c) the vehicle access requirements and traffic movements associated with the proposed use; (d) the location of the proposed use and its relationship to an area for passive recreation and the street.

MEA-S19.6.2 Sensitive uses

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

Objective:	That the use of land for sensitive uses does not adversely impact on the operation of existing industrial activities on adjacent land.	
Acceptable Solutions		Performance Criteria
A1 Sensitive uses must be: <ul style="list-style-type: none"> (a) separated from the boundary of a Light Industrial Zone; and (b) have a setback from folios of the Register 32077/2 and 32077/3, a distance of not less than 40m. 		P1 Sensitive uses: <ul style="list-style-type: none"> (a) are sited so that emissions from adjoining industrial activities will not adversely impact on the amenity of the sensitive use; or (b) include measures to mitigate potential adverse impacts from adjoining industrial activities, on the sensitive use.

MEA-S19.6.3 Layout of Uses

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

Objective:	That the area shown in Figure S19.1 is developed to accommodate a mix of uses at a scale that supports the area's role as a community focal point.	
Acceptable Solutions		Performance Criteria
A1 Lots 1, 2, 4, 5, 6, 7 and 8 shown in Figure S19.1 are developed for separate uses.		P1 The area shown in Figure S19.1 is developed to accommodate a mix of uses at a scale that supports

	<p>the area's role as a community focal point, having regard to:</p> <ul style="list-style-type: none"> (a) the type of use and whether it encourages visitation and activity; (b) the scale and intensity of the proposed use; (c) the relationship of the proposed use to other uses and an area for passive recreation; and (d) the vehicular access requirements and traffic movements associated with the proposed use.
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MEA-S19.6.4 Lot 3 – Car Parking

This clause is in substitution of Parking and Sustainable Transport Code – clause C2.5.1, Car parking numbers, clause C2.5.2, Bicycle parking numbers and clause C2.5.3, Motorcycle parking numbers.

Objective:	To provide an adequate number of car parking spaces that are primarily located in a shared on-site car parking area .
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Lot 3 provides car parking spaces to service uses on Lots 1,2,4,5,6,7 and 8 on Figure S19.1 at a rate of 1 space per 30m² of floor area, until the area of Lot 3 is fully developed.</p>	<p>P1</p> <p>The number of car parking spaces must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on the streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand, determined having regard to the scale and nature of the use and development.

MEA-S19.7 Development Standards for Buildings and Works**MEA-S19.7.1 Lot 8 – Passive Recreation**

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

Objective:	To provide an area used for passive recreation that assists to establish a community focal point.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Lot 8 in Figure S19.1 is to be for passive recreation and site coverage must not be more than 30% of the area of Lot 8.</p>	<p>P1</p> <p>A suitable area is to be provided for passive recreation, having regard to:</p> <ul style="list-style-type: none"> (a) the location and orientation of other publicly accessible areas within the area shown in Figure S19.1; (b) its proximity or frontage to Westbury Road and opportunities for landscaping and works that complement the streetscape; (c) visibility from public streets to provide for passive surveillance; and (d) pedestrian accessibility from a public street or car parking area.

MEA-S19.8 Development Standards for Subdivision

MEA-S19.8.1 Development Plan

This clause is in addition to General Business Zone, clause 15.5 Development Standards for Subdivision.

Objective:	To provide for subdivision that allows for vehicular access to and from Westbury Road and within the site; separate lots for a mix of use and development; and centrally located areas for car parking and passive recreation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The size and layout of subdivision of a lot, or lot proposed in a plan of subdivision must be generally in accordance with the lot layout shown in Figure S19.1.</p>	<p>P1</p> <p>The size and layout of subdivision of a lot, or lots in a plan of subdivision, allows for: vehicular access to and from Westbury Road; separate lots for a mix of use and development; and centrally located areas for car parking and Passive Recreation, having regard to:</p> <ul style="list-style-type: none"> (a) the floor area and outdoor spatial requirements for future use and development; (b) the scale of future development including building height and setback; (c) orientation of future development to Westbury Road; (d) the safety of interaction between pedestrians and vehicles; (e) the provision for car parking and Passive Recreation within the site; (f) the safety of vehicular access to and from Westbury Road; (g) pedestrian circulation within the site, including access to public transport.

MEA-S19.9 Tables

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

MEA-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
MEA-8.1	27 Tower Hill Street, Deloraine	15085/1	Additional Discretionary Use Classes for this site are: (a) Bulky Goods Sales; (b) Equipment and Machinery Sales and Hire; (c) Service Industry; and (d) Storage.	General Residential Zone – 8.2 Use Table
MEA-8.2	35-37 West Church Street, Deloraine	162428/1	An additional Permitted Use Class for this site is: Education and Occasional Care	General Residential Zone – 8.2 Use Table
MEA-15.1	Part of 350-364 Westbury Road, Prospect Vale shown on an overlay map as MEA-15.1	Part of 169734/1	An additional Acceptable Solution and Performance Criterion for this site is: A3 Development on land is limited to an extension of the existing shopping complex building and has a gross floor area no greater than 1000m ² . P3 No Performance Criterion.	General Business Zone – 15.4.3 Design
MEA-15.2	367 Westbury Road, Prospect Vale	32077/2 32077/3	An additional Permitted Use Class for this site is: Manufacturing and Processing with the qualification “If for a joinery factory.”	General Business Zone – 15.2 Use Table

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
MEA-18.1	36, 38 and 40 Landsdowne Place, Deloraine	55310/1 171861/1 60860/1	An additional Permitted Use Class for this site is: Residential with the qualification “If for additions, alterations or outbuildings, associated with an existing dwelling, that do not contain any additional habitable rooms.”	Light Industrial Zone - 18.2 Use Table
MEA-19.1	42 Landsdowne Place, Deloraine	75279/1	An additional Permitted Use Class for this site is: Residential with the qualification “If for additions, alterations or outbuildings, associated with an existing dwelling, that do not contain any additional habitable rooms.”	General Industrial Zone - 19.2 Use Table
MEA-19.2	165 Mole Creek Road, Deloraine	30003/1	An additional Permitted Use Class for this sites is: Residential with the qualification “If for additions, alterations or outbuildings, associated with an existing dwelling, that do not contain any additional habitable rooms.”	General Industrial Zone - 19.2 Use Table
MEA-27.1	2512 Meander Valley Road, Hagley	199375/1 211662/1 199011/1	An additional Permitted Use Class for this site is: Residential with the qualification “If for a single dwelling.”	Community Purpose Zone – 27.2 Use Table
MEA-27.2	Ashley School 4260 Meander Valley Road, Deloraine	Not applicable	An additional Permitted Use Class for this site is: Custodial Facility.	Community Purpose Zone – 27.2 Use Table
MEA-28.1	Quercus Park 415 Oaks Road, Carrick	135734/3	An additional No Permit Required Use Class for this site is: Community Meeting and Entertainment.	Recreation Zone – 28.2 Use Table

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
MEA-28.2	Carrick Racecourse and Speedway 35 East Street, Carrick	150110/1	An additional Permitted Use Class for this site is: Motor Racing Facility with the qualification “If for extensions and alterations to existing buildings.”	Recreation Zone – 28.2 Use Table

MEA-Code Lists

MEA-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

MEA-Table C6.1 Local Heritage Places

Reference Number	Town/Locality	Street Number	Street / Location	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
This table is not used in this Local Provisions Schedule.						

MEA-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
This table is not used in this Local Provisions Schedule.			

MEA-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.			

MEA-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.				

MEA-Table C6.5 Significant Trees

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.						

MEA-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
MEA-C8.1.1	Travellers Rest	The prominent topography of the Blackstone Hills and Strahan's Hill	<p>(a) The prominent, vegetated, hill-faces border the urban edge of Prospect Vale and provide a natural outlook feature to that suburb and from Hadspen to west.</p> <p>(b) The range is a prominent natural feature when viewed from the Bass Highway on the approach to Launceston.</p>	<p>(a) To avoid significant landscape change on hill faces of visual prominence when viewed from Prospect Vale, Hadspen and the Bass Highway.</p> <p>(b) To locate and design development to blend with the landscape and not be obtrusive.</p>

MEA-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
MEA-C8.2.1	<p>Bass Highway:</p> <p>Westbury Road off-ramp to eastern Elizabeth Town boundary;</p> <p>Junction at Parkham Road to northern municipal boundary.</p>	<p>(a) Native vegetation and exotic vegetation of historic cultural value (such as hedgerows and feature trees) along the highway corridor provides visual amenity to the traveller experience.</p> <p>(b) Views to the diverse landscapes of the Great Western Tiers, bushland hills and farm lands are an important element in providing visual amenity to the traveller experience.</p>	<p>(a) To avoid the need for vegetation clearance adjacent to the highway by setting development back from the road.</p> <p>(b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road.</p>
MEA-C8.2.2	<p>Meander Valley Road:</p> <p>Bass Highway at Travellers Rest to eastern boundary of Hadspen Low Density Residential Zone;</p> <p>South Esk River bridge to eastern edge Carrick township;</p> <p>Western edge Carrick township to eastern edge</p>	<p>(a) Native vegetation and exotic vegetation of historic cultural value (such as hedgerows and feature trees) along the highway corridor provides visual amenity to the traveller experience.</p> <p>(b) Views to the diverse landscapes of the Great Western Tiers, bushland hills and</p>	<p>(a) To avoid the need for vegetation clearance adjacent to the highway by setting development back from the road.</p> <p>(b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road</p>

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
	<p>Hagley township;</p> <p>Western edge Hagley township to Emu Plains Road, Westbury;</p> <p>Lonsdale Promenade, Westbury to eastern edge Exton township;</p> <p>Western edge Exton Township to eastern edge Deloraine township.</p>	<p>farm lands are an important element in providing visual amenity to the traveller experience.</p> <p>(c) As an historic highway, the Meander Valley Highway is a gateway that frames the entry to each of the settlements.</p>	<p>and minimising building bulk within proximity to the road.</p> <p>(c) To maintain natural or constructed features that contribute to visual aesthetic values at the entrances to townships such as trees, hedgerows, historic fences and walls and the like.</p>
MEA-C8.2.3	<p>Illawarra Road:</p> <p>Meander Valley Road junction to municipal boundary.</p>	<p>Views to the diverse landscapes of the Great Western Tiers, remnant bushland and farm lands are an important element in providing visual amenity to the traveller experience.</p>	<p>To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road.</p>
MEA-C8.2.4	<p>Highland Lakes Road:</p> <p>East Moriarty Street to municipal boundary.</p>	<p>(a) Native vegetation along the road corridor provides visual amenity to the traveller experience.</p> <p>(b) Captured views to the diverse landscapes of the Great Western Tiers and bushland hills are an important element in providing visual amenity to the traveller experience.</p>	<p>(a) To avoid the need for vegetation clearance adjacent to the road by setting development back from the road.</p> <p>(b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road.</p>

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
MEA-C8.2.5	<p>Mole Creek Road: Emu Bay Road junction to eastern edge Chudleigh township;</p> <p>Northern edge Chudleigh township to eastern edge Mole Creek township.</p>	<p>(a) Views to the diverse landscapes of the Great Western Tiers, Gog Range, bushland hills and farm lands are an important element in providing visual amenity to the traveller experience.</p> <p>(b) As an historic highway, the Mole Creek Road is a gateway that frames the entry to the settlements of Chudleigh and Mole Creek.</p>	<p>(a) To avoid the need for vegetation clearance adjacent to the road by setting development back from the road.</p> <p>(b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road.</p> <p>(c) To maintain natural or constructed features that contribute to visual aesthetic values at the entrances to townships such as trees, hedgerows, historic fences and walls and the like.</p>
MEA-C8.2.6	<p>Liena Road: Western edge Mole Creek township to Mersey Forest Road.</p>	<p>(a) Native vegetation along the road corridor provides visual amenity to the traveller experience.</p> <p>(b) Views to the diverse landscapes of the Great Western Tiers, Gog Range, bushland hills and farm lands are an important element in providing visual amenity to the traveller experience.</p>	<p>(a) To avoid the need for vegetation clearance adjacent to the road by setting development back from the road.</p> <p>(b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road.</p>

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
MEA-C8.2.7	Mersey Forest Road/Olivers Road	<p>(a) Native vegetation along the road corridor provides visual amenity to the traveller experience.</p> <p>(b) Captured views of the dramatic landscapes as the road ascends the Great Western Tiers to the Cradle Valley Plateau are an important element in providing visual amenity to the traveller experience.</p>	<p>(a) To avoid the need for vegetation clearance adjacent to the road by setting development back from the road.</p> <p>(b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road.</p>

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

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood 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
This table is not used in this Local Provisions Schedule.				

MEA-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule.		