

Meander Valley Local Provisions Schedule

Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
8	23 December 2022	1-2022	Rezone Longvista Road, Blackstone Heights (CT 141734/8) from Open Space Zone to Environmental Management Zone and Low Density Residential Zone.	Map
7	31 March 2022	3-2020	Insert Neptune Drive Specific Area Plan - 10 and 12 Neptune Drive, Blackstone Heights	Text
6	25 March 2022	2-2021	Remove folios of the Register 108079/1 and 15169/1 from the MEA-S11.0 Westbury Specific Area Plan.	Map
5	1 March 2022	4-2020	Rezone part of 100 Country Club Avenue, Prospect Vale (folios of the Register 33678/1 and 119422/1) from Major Tourism to General Residential and insert F9 Country Club Specific Area Plan.	Text
4	29 November 2021	1-2021	Amend MEA-S15.8.1 to delete Acceptable Solution A2 and Performance Criteria P2	Text
3	16 June 2021	1-2020	Rezone various lots to General Residential and Utilities.	Map
2	2 June 2021	2- 2020	Rezone 2 Panorama Road and Part of 12 Neptune Drive from Low Density Residential to Local Business and insert Blackstone Heights Neighbourhood Centre Specific Area Plan	Text
1	19 April 2021	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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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 19 April 2021.

MEA-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

MEA-P1.0 Particular Purpose Zone – Natural Living (Larcombes Road)

MEA-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Natural Living (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-P1.1.3 To maintain a very low level of impact of use and development through avoidance of areas of natural values, and unobtrusive siting and design.
- MEA-P1.1.4 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.

MEA-P1.2 Local Area Objectives

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

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	
Residential	If for a single dwelling or home-based business.
Permitted	
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 the local road network; and (d) not unreasonably disadvantage owners and users of rights of carriageway. 	

MEA-P1.6 Development Standards for Buildings and Works

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

<p>Objective:</p>	<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.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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 properties are screened by vegetation; (g) the character of the development existing on established properties in the area; and (h) any overshadowing of adjoining properties.

<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

<p>Objective:</p>	<p>That:</p> <p>(a) subdivision provides for development at a very low density; and</p> <p>(b) each lot:</p> <p style="padding-left: 40px;">(i) has an area and dimensions appropriate for use and development in the zone; and</p> <p style="padding-left: 40px;">(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>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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 style="padding-left: 40px;">(i) contain a domestic zone or miscellaneous zone of a conservation covenant or an area excluded from a conservation covenant; and</p> <p style="padding-left: 40px;">(ii) existing buildings are consistent with the setback required by clause MEA-P1.6.1 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>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>(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 zone purpose.</p>

MEA-P1.8 Tables

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

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 Birralelee 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 Birralelee Road Industrial Precinct and to protect the function of Birralelee Road within the State road hierarchy.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The use must not have direct access to Birralelee Road except if:</p> <p>(a) the existing accesses to folio of the Register 160990/1 are intensified by no more than an additional 20 vehicle movements per day;</p> <p>(b) access to the fuel depot located on folio of the Register 103017/1 is not intensified; and</p> <p>(c) for existing accesses other than those described in the above sub-clauses, any intensification of the use of the access is in accordance with the written advice of the road authority.</p>	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the function and safety of Birralelee Road, having regard to:</p> <p>(a) the level of increase in traffic;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the speed limit and traffic flow of Birralelee Road;</p> <p>(d) the location of the access on Birralelee Road;</p> <p>(e) the ability to achieve an alternate access to an existing or future side road;</p> <p>(f) any traffic impact assessment; and</p> <p>(g) any advice received from the road authority.</p>
<p>A2</p> <p>Access on side roads is to be not less than 50m from any junction with Birralelee Road.</p>	<p>P2</p> <p>No Performance Criterion.</p>

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 Birralelee Road Industrial Precinct that are appropriate to large industrial developments.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <p>(a) 20m; or</p> <p>(b) 30m if for a structure, such as a tower, stack or similar.</p>	<p>P1</p> <p>Building height must be necessary for the operation of the use and minimise visual impact as much as practical, having regard to:</p> <p>(a) the industrial processes that require the height of the building or structure;</p> <p>(b) the height, bulk and form of existing buildings;</p> <p>(c) the height, bulk and form of the proposed building;</p> <p>(d) the location of the building within the precinct;</p> <p>(e) the prominence of the building when viewed from the Bass Highway, Birralelee Road and the settlement of Westbury; and</p> <p>(f) any measures to mitigate the visual impact of the building.</p>

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
<p>A1</p> <p>Buildings must have a setback from a frontage of not less than:</p> <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. 	<p>P1</p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.

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
<p>A1</p> <p>Buildings must have a setback from:</p> <ul style="list-style-type: none"> (a) side boundaries not less than 3m; and (b) rear boundaries not less than 6m. 	<p>P1</p> <p>Buildings must be sited to appropriately provide for industrial activities, having regard to:</p> <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
<p>A1</p> <p>Exterior building finishes, excluding structures such as towers, masts, tanks and similar, must have a light reflectance value of not more than 40%.</p>	<p>P1</p> <p>Exterior building finishes, excluding structures such as towers, masts, tanks and similar, must not cause an unreasonable visual and glare impact on adjoining properties or surrounding area, having regard to:</p> <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
<p>A1</p> <p>Landscaping buffer areas:</p> <p>(a) adjoining the frontage of Birralelee Road in Figure S1.1, must have:</p> <p style="margin-left: 20px;">(i) a width of not less than 15m and not be developed for buildings;</p> <p style="margin-left: 20px;">(ii) no less than a single row of trees that will achieve a height of not less than 12m; and</p> <p style="margin-left: 20px;">(iii) no less than 20% of the area planted with shrubs and groundcover plants; and</p> <p>(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 15m.</p>	<p>P1</p> <p>No Performance Criterion.</p>

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
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <p>(a) be in accordance with the Outline Development Plan in Figure S1.1;</p> <p>(b) provide for a minimum lot size of 5,000m² 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;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.</p>	<p>P1</p> <p>Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions, having regard to:</p> <p>(a) the Outline Development Plan in Figure S1.1;</p> <p>(b) the intended use of the lot;</p> <p>(c) the availability of land within the precinct to provide for large scale facilities;</p> <p>(d) the relevant requirements for development of buildings on the lot;</p> <p>(e) the ability to access the lot from the existing or future road network;</p> <p>(f) the manoeuvrability of heavy vehicles to and from the road, and on the lot.</p>

<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>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the location of the right of way in regard to future extensions of the road network and the ability to accommodate future access to lots; (c) the topography of the site; (d) the functionality and usability of the frontage; (e) the anticipated nature of vehicles likely to access the site; (f) the ability to manoeuvre vehicles on the site; (g) the ability for emergency services to access the site; and (h) the pattern of development existing on established properties in the area.
<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
A1	Each lot, or lot proposed in a plan of subdivision, excluding for Utilities or a drainage reserve, must be connected to a full water supply service.	P1 No Performance Criterion.
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for Utilities or a drainage reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for Utilities or a drainage reserve, must be capable of connecting to a public stormwater system.	P3 No Performance Criterion.

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 Birralee Road Industrial Precinct is designed to provide appropriate building areas, 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: (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; (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;

Sub-clause	Area Description	Local Area Objectives
		<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>
<p>MEA-S2.3.1.2</p>	<p>Urban Mixed Use Zone within the area shown on an overlay map as MEA-S2.3.1.2 and in Figure S2.1.</p>	<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> <p>(h) to generally limit development height to two storeys.</p>
<p>MEA-S2.3.1.3</p>	<p>General Residential Zone within the area shown on an overlay map as MEA-S2.3.1.3 and in Figure S2.1.</p>	<p>The local area objectives for the General Residential Zone within the Hadspen Specific Area Plan are:</p> <p>(a) to provide for the standard range of uses in the zone;</p> <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 for standard densities and types of suburban residential development, integrated with the preferred network of public open space, vegetated amenity corridors and roads.</p>

Sub-clause	Area Description	Local Area Objectives
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; (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 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.
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> <ul style="list-style-type: none"> (a) to provide for coordinated, multiple functions within the Meander Valley Road reserve, including: <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; (b) to provide for the expansion of water supply infrastructure;

Sub-clause	Area Description	Local Area Objectives
		<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 area 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 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>

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: (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 : (a) for multiple dwellings, communal residence, aged care home, respite centre, or retirement village; (b) for a single dwelling on a lots of 450m ² 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.

<p>Objective:</p>	<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.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Site coverage must be not more than 60%.</p>	<p>P1.1</p> <p>Site coverage must protect residential amenity on the site and adjoining properties, having regard to:</p> <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. <p>P1.2</p> <p>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:</p> <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:	
	(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; (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.

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:	<p>That subdivision:</p> <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
<p>A1</p> <p>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:</p> <ul style="list-style-type: none"> (a) full water supply service; and (b) reticulated sewerage system. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be:</p> <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:	<p>That subdivision:</p> <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
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>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:</p> <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.

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.

<p>Objective:</p>	<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.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No Acceptable Solution.</p>	<p>P1 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.

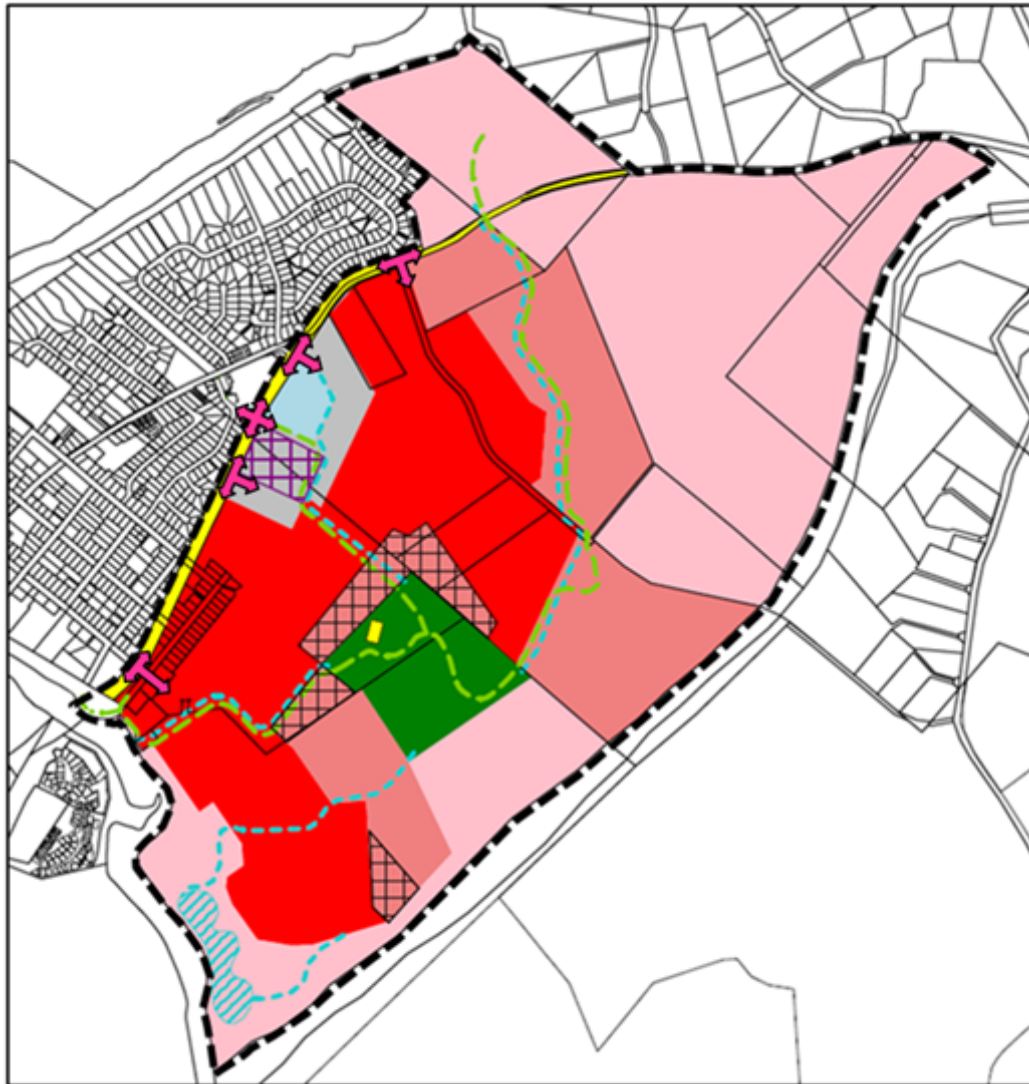
Objective:	Subdivision is to provide for a network of public open space that is consistent with the local area objectives of the Hadspen Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The public open space network is to be designed to provide a high level of amenity and connectivity, consistent with specific area plan purpose and local area objectives, having regard to:</p> <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	5,000m ²
Low Density Residential Zone (Area A) (as identified in Figure S2.1)	1,600m ² with an average lot density of 1 per 3,000m 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

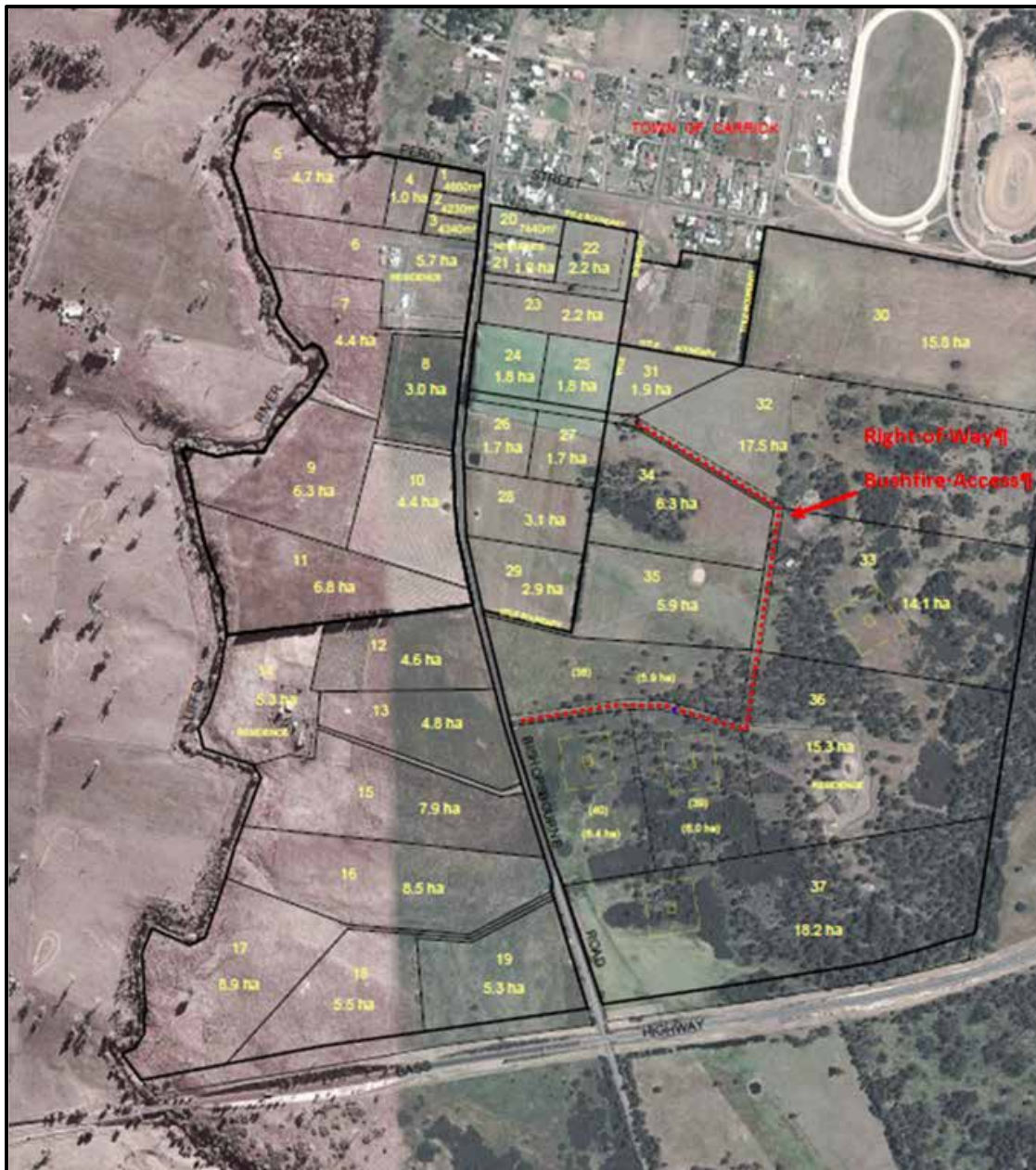
This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design.

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

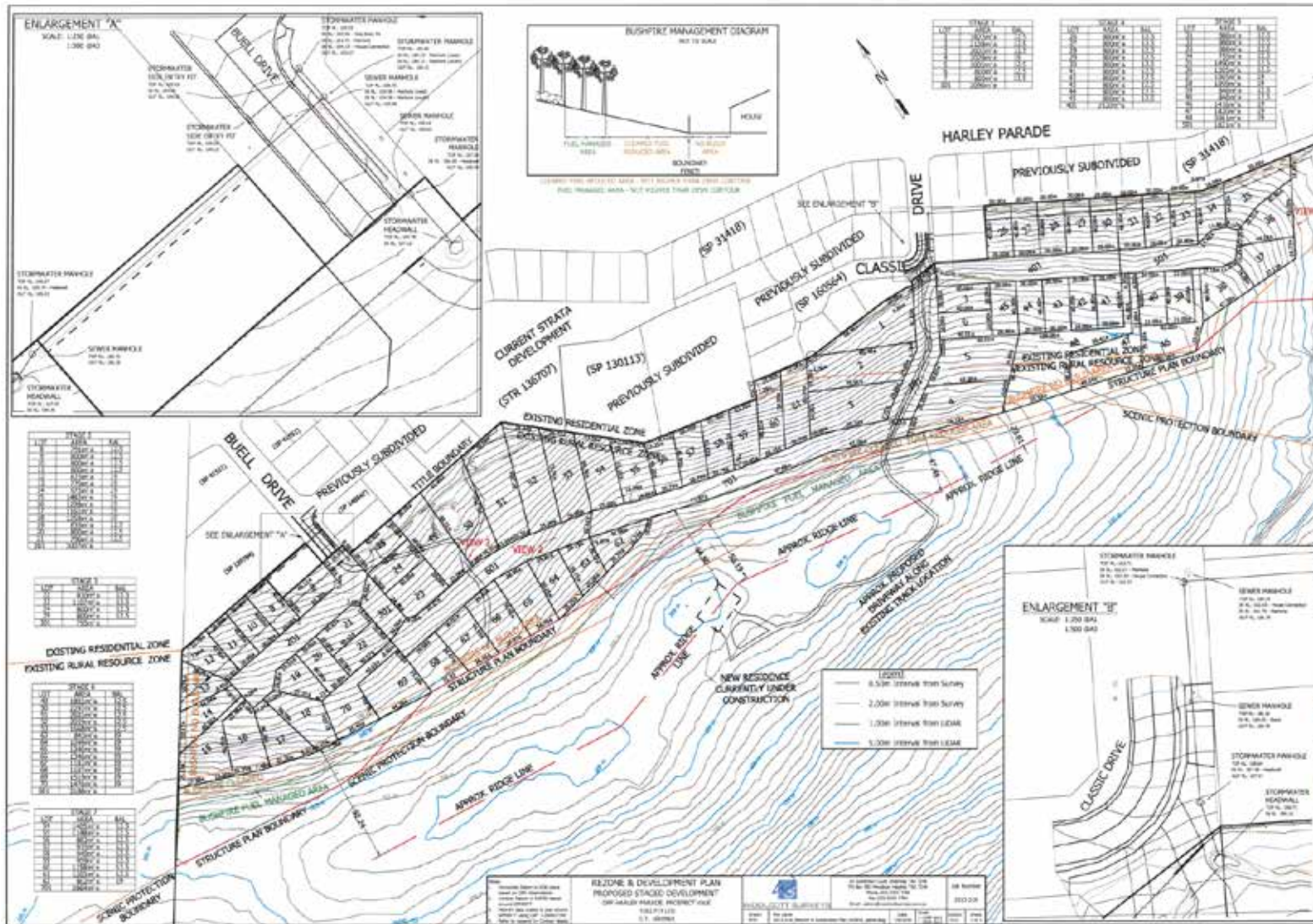
This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	To provide for the subdivision of land in accordance with the Development Plan.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Development Plan in Figure S4.1.</p>	<p>P1</p> <p>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:</p> <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; (d) the functionality and useability of the frontage; (e) the nature of the road and traffic; (f) the ability for emergency services to access the site; and (g) the requirements for the installation of services and utilities, <p>and maintains a public road connection between Buell Drive and Classic Drive.</p>

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	means a topography formed from the dissolution of soluble rock, such as, limestone, dolomite, and gypsum. It is characterized by underground drainage systems with caves and surface expression in sinkholes, sinking streams and springs
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: <ul style="list-style-type: none"> (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.

Terms	Definition
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
<p>A1</p> <p>Plantation forestry in accordance with a forest practices plan.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2.1</p> <p>Excavation, buildings, access and subsurface drainage, excluding for plantation forestry, must be located not less than 100m from a karst feature.</p> <p>A2.2</p> <p>Runoff from access ways, excluding for plantation forestry, must not concentrate water flows into the groundwater system.</p>	<p>P2</p> <p>Sediment and pollutant loss into the karst system is to be minimised through:</p> <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.
<p>A3</p> <p>Vegetation must be retained, excluding for plantation forestry, surrounding a sinkhole, sinking stream or cave not less than the following distances:</p> <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 <p>Add 10m for every additional 5° of slope</p> (b) down slope <ul style="list-style-type: none"> All slopes 40m 	<p>P3</p> <p>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:</p> <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.
<p>A4</p> <p>Development must not fill a cave or sinkhole.</p>	<p>P4</p> <p>No Performance Criterion.</p>

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 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 additional lot yield without diminishing the historic, low density character of the peripheral areas of the Chudleigh settlement.

MEA-S6.1.2 To maintain the distinction in density between the village centre and the peripheral low density residential area.

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

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

MEA-S6.4 Definition of Terms

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

MEA-S6.5 Use Table

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.

Use Class	Qualification
Residential	If not: (a) for multiple dwellings; or (b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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 plan purpose; (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 additional lot yield consistent with the existing larger lot character for the low density area at Davis Road.
- MEA-S7.1.2 To provide for subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

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

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

MEA-S7.4 Definition of Terms

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

MEA-S7.5 Use Table

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not:

Use Class	Qualification
	(a) for multiple dwellings; or (b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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:	To provide for: (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> <p>(a) have an area not less than 1ha and:</p> <p style="margin-left: 20px;">(i) be able to contain a 100m diameter circle with a gradient not steeper than 1 in 5; and</p> <p style="margin-left: 20px;">(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</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>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> <p>(a) the plan purpose;</p> <p>(b) the relevant requirements for development of buildings on the lots;</p> <p>(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;</p> <p>(d) the topography of the site;</p> <p>(e) features that may screen visibility between building areas;</p> <p>(f) adequate provision of private open space;</p> <p>(g) adequate provision of drainage and wastewater disposal;</p> <p>(h) the pattern of development existing on established properties in the area; and</p> <p>(i) any constraints to development.</p>

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 additional lot yield appropriate to the constraints on services and the capability of the land to accommodate building development, drainage and wastewater disposal 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

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

MEA-S8.4 Definition of Terms

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

MEA-S8.5 Use Table

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not:

Use Class	Qualification
	(a) for multiple dwellings; or (b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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> <p>(a) have an area not less than 5000m² and:</p> <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; <p>(b) where the lot can connect to reticulated water supply, sewer and stormwater services, have an area of not less than 1500m² and:</p> <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; <p>(c) be required for public use by the Crown, a council or a State authority;</p> <p>(d) be required for the provision of Utilities; or</p> <p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</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> <ul style="list-style-type: none"> (a) the plan purpose; (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; (i) any constraints to development, <p>and must have an area not less than 1200m².</p>

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 an additional lot yield without diminishing the character of the historic, low density arrangement of lots for the Elizabeth Town settlement.
- MEA-S9.1.2 To provide for subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

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

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

MEA-S9.4 Definition of Terms

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

MEA-S9.5 Use Table

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.

Use Class	Qualification
Residential	If not: (a) for multiple dwellings; or (b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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 plan purpose; (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 additional lot yield, consistent with the existing, larger lot character, for the Meander settlement.
- MEA-S10.1.2 To provide for subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

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

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

MEA-S10.4 Definition of Terms

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

MEA-S10.5 Use Table

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.

Use Class	Qualification
Residential	If not: (a) for multiple dwellings; or (b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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:	To provide for: <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 plan purpose; (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 and the arrangement of future development in Westbury.
- MEA-S11.1.2 To provide for additional lot yield without diminishing the historic, low density grid arrangement of lots and roads.
- MEA-S11.1.3 To provide for subdivision that facilitates separation distances between dwellings, consistent with the existing dwelling separation character.
- MEA-S11.1.4 To locate and design development to reinforce the low density character of the streetscape through building separation and minimizing, or mitigating, viewing opportunities from the road.
- MEA-S11.1.5 To locate and design development to reinforce the low density residential character of the area through separation of buildings, and minimizing, or mitigating, viewing opportunities between habitable rooms and views of development from adjoining properties or recreational pathways.

MEA-S11.2 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

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

MEA-S11.4 Definition of Terms

MEA-S11.4.1 In this specific area plan unless the contrary intention appears:

Terms	Definition
recreational pathways	means the unmade Crown road reserve land that is maintained by the State or Council and is utilised for pedestrian movement between roads.

MEA-S11.5 Use Table

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	

Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not: (a) for multiple dwellings; or (b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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

MEA-S11.7.1 Setback

This clause is in substitution for Low Density Residential Zone – clause 10.4.3

Objective:	That the siting of development provides for setbacks between dwellings, and between dwellings and other buildings that is compatible with the greater separation distances that make up the low density character of the land within the Westbury Specific Area Plan.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 15m; or (b) not less than existing buildings, excluding outbuildings, on the site. 	<p>P1</p> <p>The siting of a building must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads; (e) mitigation of visual impacts through the retention of any vegetation; (f) the ability to screen or offset view lines between dwellings; and (g) the safety of road users. 	
<p>A2</p> <p>Buildings must have a setback from side and rear boundaries:</p> <ul style="list-style-type: none"> (a) not less than 15m; or (b) not less than existing buildings, excluding outbuildings, on the site. 	<p>P2</p> <p>The siting of a building must provide for separation distances compatible with the low density character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) impacts on sunlight to private open space and windows of habitable rooms on adjoining properties; (e) the appearance when viewed from roads or recreational pathways; (f) the ability to screen or offset view lines between dwellings for privacy or visual impacts; and (g) mitigation of visual impacts through the retention of any vegetation. 	

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.

<p>Objective:</p>	<p>To provide for:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots in an arrangement consistent with the low density grid arrangement of the area; (b) dimensions of lots that enables building to be separated; (c) lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements; and (d) access to lots that minimises the number of driveway crossovers.
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 MEA-S11.7.1 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>Subdivision must only be from an area of land not less than 2ha and:</p> <ul style="list-style-type: none"> (a) provide not more than 3 lots for each 2ha; (b) provide 1 lot that has an area of not less than 1ha; and (c) each lot, or lot proposed in a plan of subdivision must: <ul style="list-style-type: none"> (i) be capable of containing a circle of not less than 60m diameter; (ii) have an area not less than 5000m²; and (iii) have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> a. the plan purpose; b. the relevant requirements for development of buildings on the lots; c. the potential or intended location of buildings; d. distances between new building areas and new building areas and existing buildings; e. the topography of the site; f. adequate provision of drainage and on-site wastewater disposal; g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening; h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities; i. the use of adjoining land as a recreational pathway; and

	j. any constraints to development.
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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, excluding for public use or Utilities, at Pumicestone Ridge.
- MEA-S12.1.2 To maintain dwelling density, consistent with the existing character of the area.

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 clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not: (a) for multiple dwellings; or

	(b) listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

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, excluding for public use or Utilities, at Pumicestone Ridge.	
Acceptable Solutions	Performance Criteria	
A1 (a) Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (i) be required for public use by the Crown, a council or a State authority; or (ii) be required for the provision of Utilities; or (b) 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	P1	
(a) Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (i) be required for public use by the Crown, a council or a State authority; or (ii) be required for the provision of Utilities; or (b) Subdivision must not create additional lots.	No Performance Criterion.	

MEA-S13.9 Tables

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

MEA-S14.0 Reedy Marsh Specific Area Plan

MEA-S14.1 Plan Purpose

The purpose of the Reedy Marsh Specific Area Plan is:

- MEA-S14.1.1 To protect the vegetated landscape character of frontages in Reedy Marsh.
- MEA-S14.1.2 To minimise the visual impact of development when viewed from roads.
- MEA-S14.1.3 To provide for subdivision appropriate to the character of the area.

MEA-S14.2 Application of this Plan

- MEA-S14.2.1 The specific area plan applies to the area of land designated as Reedy Marsh 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 and in addition to 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

- MEA-S14.7.1 Landscape amenity

This clause is in substitution to Rural Living Zone – clause 11.4.2 Building height, setback and siting A2 and P2, and in addition to clause 11.4.2 Development Standards for Building and Works.

Objective:	That the vegetated landscape character of frontages in Reedy Marsh are protected or managed to minimise the visual impact of development when viewed from roads.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of not less than 35m.</p>	<p>P1</p> <p>Buildings must be sited to be compatible with the vegetated landscape character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, bulk and form of proposed buildings; (d) the location of existing development; (e) requirements for hazard management areas; (f) visual impact when viewed from roads; and

	(g) retention of vegetation to provide screening.
<p>A2</p> <p>Native vegetation is retained within 15m of the frontage, excluding for the provision of access.</p>	<p>P2</p> <p>The removal of native vegetation must be compatible with the vegetated landscape character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) views into the site from roads; (d) the visibility of proposed buildings from roads; (e) the location of existing development; (f) requirements for hazard management areas defined in the Bushfire-Prone Areas Code clause C13.3; (g) retention of vegetation to provide screening.

MEA-S14.8 Development Standards for Subdivision

MEA-S14.8.1 Lot design

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

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the Specific Area Plan; and (b) maintains the vegetated landscape character of the area.
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 15ha and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clauses MEA-S14.7.1 A1 and 11.4.2 A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clauses MEA-S14.7.1 A1 and 11.4.2 A3; (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 maintain the vegetated landscape character, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; and (e) the pattern of development existing on established properties in the area, <p>and must have an area not less than 12ha.</p>

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 direct access to the Highland Lakes Road for 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 addition to 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 Lot design

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

Objective:	To prohibit access to the Highland Lakes Road for additional lots at Upper Golden Valley.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be provided with access: (i) to an existing road other than Highland Lakes Road; or (ii) to a new road that does not create a new junction with Highland Lakes Road; and (b) not intensify use of an existing access to Highland Lakes Road.	P1 No Performance Criterion.	

MEA-S15.9 Tables

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

MEA-S16.0 Weegeena Specific Area Plan

MEA-S16.1 Plan Purpose

The purpose of the Weegeena Specific Area Plan is:

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

MEA-S16.2 Application of this Plan

MEA-S16.2.1 The specific area plan applies to the area of land designated as Weegeena 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 Weegeena.	
Acceptable Solutions	Performance Criteria	
A1	P1	
(a) Each lot, or a lot proposed in a plan of subdivision, must:	No Performance Criterion.	
(i) be required for public use by the Crown, a council or a State authority; or		
(ii) be required for the provision of Utilities; or		
(b) Subdivision must not create additional lots.		

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 (a) Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (i) be required for public use by the Crown, a council or a State authority; or (ii) be required for the provision of Utilities; or (b) 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-S18.1.2 To provide for development that is compatible with the landscape values of Travellers Rest.
- MEA-S18.1.3 To provide for subdivision for boundary adjustment.
- MEA-S18.1.4 To minimise the visual impacts of vegetation clearance and building development on the prominent slopes visible from the Bass Highway and the broader environment through vegetation management and appropriate forms of development.
- MEA-S18.1.5 To maintain the visual landscape values of large lot, residential development set amongst mature, native vegetation.
- MEA-S18.1.6 To maintain the current lot density and provide for typical residential use and associated development on existing lots.

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: (a) for minor utilities; or (b) electricity transmission infrastructure located within an electricity transmission corridor defined in clause C4.3 of the Electricity Transmission Infrastructure Protection Code.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding Boarding or Training	
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 for 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

MEA-S18.7.1 Site Coverage

This clause is in substitution for Landscape Conservation Zone – clause 22.4.1 Site Coverage A1 and P1.

Objective:	That the site coverage is compatible with the protection, conservation and management of the landscape values of the Travellers Rest area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Site coverage must be not more than 600m².</p>	<p>P1</p> <p>Site coverage must be compatible with the landscape values of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) the size and shape of the site; (d) existing buildings and any constraints imposed by existing development; (e) the existing site coverage of buildings in the surrounding area; (f) the need to remove vegetation; (g) any screening provided by existing or proposed vegetation; (h) the location of development in relation to cleared areas; and (i) the location of development in relation to natural hazards.

MEA-S18.7.2 Building height, siting and exterior finishes

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

Objective:	That building height, siting and exterior finishes: <ul style="list-style-type: none"> (a) is compatible with the existing character and landscape values of the area; and (b) does not cause an unreasonable loss of amenity to adjoining properties.
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 landscape values and residential amenity of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from roads, public places and adjoining properties; and (e) the landscape values of the surrounding area.

<p>A2</p> <p>Buildings must have a setback from a frontage not less than 10m.</p>	<p>P2</p> <p>Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the safety of road users; and (f) the retention of vegetation.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries not less than 10m.</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties and be compatible with landscape values of the site, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from roads and public places; and (g) the landscape values of the surrounding area.
<p>A4</p> <p>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</p>	<p>P4</p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

MEA-S18.7.3 Landscape protection

This clause is in substitution for Landscape Conservation Zone – clause 22.4.4 Landscape protection.

Objective:	That development is compatible with the landscape values of the site and surrounding area.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings and works, must:</p> <ul style="list-style-type: none"> (a) be located within a building area, shown on a sealed plan; (b) be for electricity transmission infrastructure in an inner protection area, defined in clause C4.3 of the Electricity Transmission Infrastructure Protection Code; or (c) be an alteration or extension to an existing building providing it is not more than the existing building height; and (d) not include cut greater than 3m and fill greater than 1m; and (e) be not less than 50m in elevation below a skyline; (f) limit the clearance of vegetation for habitable buildings, or non-habitable buildings within 6m of a habitable building, to: <ul style="list-style-type: none"> (i) Upslope/Cross slope: 15m to woodland + 8m fuel modified zone; (ii) 10-15 degrees downslope: 28m + 13m fuel modified zone; (iii) 15-20 degree downslope 36m to woodland + 15m fuel modified zone; (g) limit the clearance of vegetation for non-habitable buildings to 10m; (h) limit the clearance of vegetation for access to no more than 5m with a vertical clearance of 4m. 	<p>P1.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads, public places and adjoining properties; (f) the extent of vegetation to be removed; (g) any screening provided by existing or proposed vegetation; and <p>P1.2</p> <p>If the building and works are less than 50m in elevation below a skyline, there are no other suitable building areas on the site.</p>	

MEA-S18.7.4 Electricity transmission development

This clause is in addition to Landscape Conservation Zone – clause 22.4 Development Standards for Building and Works

Objective:	To provide for development of electricity transmission infrastructure within the electricity transmission corridor.
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Buildings and works for electricity infrastructure must be located within the inner protection area defined in clause C4.3 of the Electricity Transmission Infrastructure Protection Code.</p>	<p>P1</p> <p>Buildings and works not located within the inner protection area, must not cause an unreasonable loss of visual amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the need to locate the development outside of an existing electricity transmission corridor; (b) the siting and design the development; (c) best practice methods to reduce the visual impact of the development; (d) the need to minimise clearing of vegetation; and (e) functional and safety requirements to establish, operate and maintain the development.

MEA-S18.8 Development Standards for Subdivision

MEA-S18.8.1 Lot design

This clause is in substitution for Landscape Conservation Zone- clause 22.5.1 Lot Design A1 and P1.

Objective:	To provide for subdivision for boundary adjustment.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>(a) Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (i) be required for public use by the Crown, a council or a State authority; or (ii) be required for the provision of Utilities. 	<p>P1</p> <p>Each lot, or a proposed lot 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 relevant Acceptable Solutions for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; (c) the ability to retain vegetation and protect landscape values on each lot; (d) the topography of the site; and (e) the pattern of development existing on established properties in the area, <p>and must not create additional lots.</p>

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: (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: (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: (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
<p>A1</p> <p>Lots 1, 2, 4, 5, 6, 7 and 8 shown in Figure S19.1 are developed for separate uses.</p>	<p>P1</p> <p>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, 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.

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-S20.0 Entally Lodge Specific Area Plan

MEA-S20.1 Plan Purpose

The purpose of the Entally Lodge Specific Area Plan is:

- MEA-S20.1.1 To provide for diverse housing outcomes that promote Livable Housing.
- MEA-S20.1.2 To provide for non-residential use and development that is compatible with higher density residential development.
- MEA-S20.1.3 To provide for a landscape recreation corridor and landscape buffer in accordance with the layout shown in Figure MEA-S20.1.
- MEA-S20.1.4 To coordinate the provision of water and sewer infrastructure for development.

MEA-S20.2 Application of this Plan

- MEA-S20.2.1 The specific area plan applies to the area of land designated as MEA-S20.0 Entally Lodge Specific Area Plan on the overlay maps and in Figure S20.1.
- MEA-S20.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the General Residential Zone and the Parking and Sustainable Transport Code, as specified in the relevant provision.

MEA-S20.3 Local Area Objectives

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

MEA-S20.4 Definition of Terms

MEA-S20.4.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definition
livable housing	<p>means a housing development design that provides for the needs of residents during the whole of their life or can be adapted to meet the needs of those with impaired mobility and other special needs. Livable housing must include the following elements:¹</p> <p>(a) Access to dwellings and pathways:</p> <ul style="list-style-type: none"> (i) car park to entrance is step free or a step ramp less than 190mm in height, maximum 1:10 gradient, minimum 1.9m long with landings to either side; (ii) minimum 1m width, slip resistant surface, maximum 1:14 gradient, landings with a minimum length of 1.2m every 9m for 1:14 gradient or every 15m for a gradient of 1:20 or greater; (iii) pathways are step free; <p>(b) Entrance to dwellings:</p> <ul style="list-style-type: none"> (i) door has a clear opening of 820mm; (ii) is step free or a step ramp less than 190mm in height, minimum 1:10 gradient, minimum 1.9m long with landings to either side; (iii) is under cover for a length of 1.2m; (iv) has a landing with a minimum 1.1m width and a minimum 1.2m length; <p>(c) Internal Layout:</p> <ul style="list-style-type: none"> (i) is on one level (transition tolerance of 5mm); (ii) doors have a clear opening of 820mm; (iii) corridors have a clear width of 1m; <p>(d) Toilet:²</p> <ul style="list-style-type: none"> (i) minimum 1.4m clear space from encroachments, walls or door swing (may include removable fixtures) on two sides; (ii) grabrail installation enabled; <p>(e) Shower:</p> <ul style="list-style-type: none"> (i) slip resistant surface; (ii) is hob-less or step free; (iii) may include removable fixtures <p>(f) Kitchen and Laundry:</p> <ul style="list-style-type: none"> (i) Minimum 1.2m clearances.
shared water and sewer infrastructure	<p>means water and sewer infrastructure that is required to be upgraded to accommodate development and which will also provide infrastructure capacity to more than one landowner.</p>

¹ *Livable Housing Design Guidelines* 2nd Ed published by Livable Housing Australia, 2012

² *AS1428.1 Design for Access and Mobility AMDT* Nov 2010

MEA-S20.5 Use Table

MEA-S20.5.1 Use Table.

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for multiple dwelling, communal dwelling or assisted housing and 50% of the development is for livable housing.
Utilities	If for minor utilities.
Permitted	
No Permitted uses.	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not listed as No Permit Required
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S20.6 Use Standards

MEA-S20.6.1 Discretionary Uses

This clause is in substitution of General Residential Zone - clause 8.3 Use Standards.

Objective:	That Discretionary uses are integrated in a manner that does not compromise the amenity of higher density housing for livable housing, assisted housing and communal dwellings.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	P1 Discretionary uses must: <ul style="list-style-type: none"> (a) be located to protect the privacy of livable housing, assisted housing and communal dwellings; and (b) be of a scale that is compatible with, and supports, the priority use of the site for livable housing. 	

MEA-S20.7 Development Standards for Buildings and Works

MEA-S20.7.1 Development plan

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

Objective:	That development: <ul style="list-style-type: none"> (a) enhances the visual amenity of the site when viewed from Meander Valley Road through a landscaped frontage; (b) provides recreational amenity for residents through a landscaped recreation corridor; and (c) provides visual amenity at the boundary with adjoining Residential use. 	
Acceptable Solutions		Performance Criteria
A1 Development must not be within the landscaped recreation corridor in Figure MEA-S20.1.	P1 Development is to provide for visual and recreational amenity through landscaping and common open space having regard to: <ul style="list-style-type: none"> (a) topographical constraints; (b) infrastructure and servicing; (c) proposed and future pedestrian access and mobility through the site; (d) any particular needs of residents; (e) access to common facilities; and (f) visual amenity of the site when viewed from Meander Valley Road. 	

<p>A2</p> <p>Development within the 10m wide landscape buffer in Figure MEA-S20.1 must:</p> <p>(a) not be for buildings; and</p> <p>(b) be a landscaping treatment, including trees or shrubs that will achieve a mature height of not less than 5m, located at a rate of not less than 1 tree per 6m in the landscape buffer.</p>	<p>P2</p> <p>No Performance Criterion.</p>
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MEA-S20.7.2 Density

This clause is in substitution of General Residential Zone - clause 8.4.1 Residential Density for Multiple Dwellings.

<p>Objective:</p>	<p>That the density of dwellings:</p> <p>(a) makes efficient use of land for diverse types of housing; and</p> <p>(b) provides amenity for the differing needs of residents.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwellings, communal dwellings or assisted housing must have a site area per dwelling:</p> <p>(a) not less than 225m² for livable housing; or</p> <p>(b) not less than 325m².</p>	<p>P1</p> <p>Density of residential development makes efficient use of land for diverse types of housing and amenity of residents, having regard to:</p> <p>(a) topographical constraints;</p> <p>(b) infrastructure and servicing;</p> <p>(c) proposed and future pedestrian access and mobility through the site and to public transport;</p> <p>(d) vehicular access through the site;</p> <p>(e) vehicle parking for residents and visiting services;</p> <p>(f) any particular needs of residents; and</p> <p>(g) the provision of private open space or common open space.</p>

MEA-S20.7.3 Site Coverage

This clause is in substitution of General Residential Zone - clause 8.4.3 Site Coverage and Private Open Space for all dwellings.

Objective:	<p>That site coverage protects residential amenity through appropriate siting and design of development to provide adequate:</p> <ul style="list-style-type: none"> (a) privacy and separation between dwellings; (b) separation of dwellings from vehicular traffic and common open space; and (c) sunlight to habitable rooms.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have a site coverage of:</p> <ul style="list-style-type: none"> (a) not more than 60% if the development includes 50% or greater portion of livable housing; or (b) not more than 50%. 	<p>P1</p> <p>Dwellings must have a site coverage that protects residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) topographical constraints; (b) infrastructure and servicing; (c) vehicular access through the site; (d) vehicle parking for residents and visiting services; (e) siting and scale of buildings; (f) any particular needs of residents; (g) the provision of private open space or common open space; and (h) access to sunlight for habitable rooms.

MEA-S20.7.4 Private Open Space

This clause is in substitution of General Residential Zone - clause 8.4.3 Site Coverage and Private Open Space for all dwellings.

Objective:	To provide private open space: for outdoor recreation and the operational needs particular to residents; and that has reasonable access to sunlight.
Acceptable Solutions	Performance Criteria
<p>A1.1 A multiple dwelling, communal dwelling or assisted housing for livable housing must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location; (b) has an area not less than 24m²; (c) has a minimum dimension of 4m; (d) is level; and (e) receives sunlight to 50% of the area for 3 hours between 9.00am and 3.00pm on the 21st June, or <p>A1.2 Dwellings must have private open space that:</p> <ul style="list-style-type: none"> (a) has a total area of not less than 60m² associated with each dwelling of which 24m² is in one location; (b) has a minimum dimension of 4m; (c) has a gradient not steeper than 1:10; and (d) provides for sunlight: <ul style="list-style-type: none"> (i) to 50% of the area for 3 hours between 9.00am and 3.00pm on the 21st June, or (ii) where a dwelling (excluding an outbuilding with a building height not more than 2.4m or protrusions that extend not more than 0.9m horizontally from the multiple dwelling) is located to the north of the private open space of another dwelling on the same site, the dwelling is contained within a line projecting: <ul style="list-style-type: none"> a. at a distance of 3m from the northern edge of the private open space, and b. vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. <p>(see Figure 8.4 of 8.4.4)</p>	<p>P1 Dwellings must have private open space that is capable of serving as an extension of the dwelling for outdoor relaxation, having regard to:</p> <ul style="list-style-type: none"> (a) reasonable recreation or domestic needs of the residents; and (b) access to common open space that provides for outdoor activities; and (c) has reasonable access to sunlight.

MEA-S20.7.5 Car parking

This clause is in addition to C2.0 Parking and Sustainable Transport Code.

Objective:	To provide car parking appropriate to the needs of residents of livable housing.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Car parking for livable housing must provide a minimum of one car parking space adjacent to each dwelling:</p> <p>(a) with dimensions not less than 3.2m width and a 5.4m length;</p> <p>(b) with a gradient not steeper than 1:33; and</p> <p>(c) treated in a slip resistant surface.</p>	<p>P1</p> <p>No Performance Criterion.</p>

MEA-S20.7.6 Infrastructure Contribution

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

Objective:	To provide for a Part 5 agreement, prior to the development of land, to ensure that developer contributions are made towards the establishment costs of shared water and sewer infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Where development relies on shared water and sewer infrastructure, an agreement pursuant to 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 water and sewer infrastructure.</p>	<p>P1</p> <p>No Performance Criterion.</p>

MEA-S20.7.7 Rutherglen Road

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings, clause 8.5 Development Standards for Non-dwellings, and C3.0 Road and Railway Assets Code.

Objective:	To provide for development of a footpath along Rutherglen Road and works to upgrade the junction of Rutherglen Road and Meander Valley Road.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Any development for Residential use must include the written consent of the road authority for:</p> <p>(a) the location and construction specifications of a footpath along Rutherglen Road, from the Rutherglen Road turning head to the junction of Rutherglen Road and Meander Valley Road; and</p> <p>(b) the upgrade and staging of works to the junction of Rutherglen Road and Meander Valley Road.</p>	<p>P1</p> <p>No Performance Criterion.</p>

MEA-S20.8 Development Standards for Subdivision

MEA-S20.8.1 Infrastructure Contribution

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

Objective:	To provide for a Part 5 agreement, prior to the development of land, to ensure that developer contributions are made towards the establishment costs of shared water and sewer infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>An agreement pursuant to 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 water and sewer infrastructure.</p>	<p>P1</p> <p>No Performance Criterion.</p>

MEA-S20.8.2 Lot Design

This clause is in substitution for General Residential Zone - clause 8.6.1 Lot Design A1 and P1.

Objective:	That subdivision provides for a mix of housing types to enable higher density development of multiple dwellings, communal dwellings or assisted housing.
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) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) 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 provide for an arrangement that facilitates a mix of housing types, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) access and vehicular manoeuvrability and parking; (c) internal pedestrian mobility through the site to resident services and facilities for existing or future development; and (d) the location of any common open space, <p>and have an area of not less than 450m².</p>

MEA-S20.9 Tables

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

Figure MEA-S20.1 – Plan



MEA-S21.0 Blackstone Heights Neighbourhood Centre Specific Area Plan

MEA-S21.1 Plan Purpose

The purpose of the Blackstone Heights Local Business Specific Area Plan is:

- MEA-S21.1.1 To manage the use or development of the Blackstone Heights Local Business Specific Area Plan site.
- MEA-S21.1.2 To provide a low density form of local business functions in a landscaped setting.

MEA-S21.2 Application of this Plan

- MEA-S21.2.1 The SAP applies to the area of land designated as Blackstone Heights Neighbourhood Centre Specific Area Plan on the overlay maps.

MEA-S21.3 Local Area Objectives

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

MEA-S21.4 Definition of Terms

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

MEA-S21.5 Use Table

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

Use Class	Qualification
No Permit Required	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
No Permitted uses.	
Discretionary	
Bulky Goods Sales	If for a garden centre and if not for bulk landscape materials supplies.
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel industry	If for a bottle shop.
Research and Development	
Residential	

Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S21.6 Use Standards

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

MEA-S21.7 Development Standards for Buildings and Works

MEA-S21.7.1 Setbacks

This clause is in substitution for Local Business Zone – 14.4.2 Setbacks A2 and P2.

Objective:	That the setback of buildings and works for vehicle and pedestrian access: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than:</p> <p>(a) 5m; or</p> <p>(b) half the wall height of the building, whichever is the greater.</p>	<p>P1</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy to the adjoining properties; or</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>
<p>A2</p> <p>Works, excluding landscaping, for pedestrian or vehicular access must have a setback of not less than 10m from FR 149075/3 and 31446/20.</p>	<p>P2</p> <p>Works, excluding landscaping for vehicular or pedestrian access must be sited to not cause an unreasonable loss of amenity to FR 149075/3 and 31446/20, having regard to:</p> <p>(a) overlooking and reduction of privacy to the adjoining properties;</p> <p>(b) the topography of the site and location of adjoining private open space; and</p> <p>(c) any potential mitigation measures including privacy fencing or vegetation screening.</p>

MEA-S21.7.2 Gross floor area

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

Objective:	That the scale of development and area covered by buildings within the specific area plan does not compromise the activity centre hierarchy.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>The gross floor area of a building must be not more than 500m².</p>	<p>P1</p> <p>The gross floor area of a building must be consistent with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the area; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places. 	
<p>A2</p> <p>The area of the specific area plan covered by roofed buildings must be not more than 15%.</p>	<p>P2</p> <p>The area of the specific area plan covered by roofed buildings must be consistent with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the removal, retention or planting of vegetation; (f) the character of development existing on established properties in the plan area and adjacent to the building; (g) the height, bulk and form of existing and proposed buildings; and (h) the appearance when viewed from roads and public places. 	

MEA-S21.7.3 Landscaping

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

Objective:	A landscaping treatment is provided at the boundary of a Low Density Residential Zone to provide for privacy screening to adjoining residential properties.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>A landscaping treatment with a height of not less than 6m must be provided at the boundary of a Low Density Residential Zone.</p>	<p>P1</p> <p>A landscaping treatment at the boundary of a Low Density Residential Zone must be designed and located to prevent unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for overlooking and reduction of privacy to the adjoining properties; (b) the topography of the site and location of adjoining private open space; and (c) any potential combination of mitigation measures including privacy fencing or vegetation screening. 	

MEA-S21.8 Development Standards for Subdivision

This sub-clause is not used in this SAP.

MEA-S22.0 Country Club Estate Specific Area Plan

MEA-S22.1 Plan Purpose

The purpose of the Country Club Estate Specific Area Plan is:

MEA-S22.1.1	To provide for diverse housing outcomes that promote livable housing through an Apartment Living Site that will enable multiple dwellings at a higher density in a location and form that is appropriate within the established and future residential environment.
MEA-S22.1.2	To provide for the inclusion of an area of designated public open space over the prominent central ridgeline that is in a location that provides mitigation of the visual impacts of development on the landscape and is of a size to effectively provide for public amenity.
MEA-S22.1.3	To provide for a co-ordinated network of roads, future roads, pedestrian paths and bicycle paths that connect the residential area and public open space to the broader road network, activity centre and services.
MEA-S22.1.4	To provide for a peripheral landscape management area that incorporates bushfire hazard management, recreation trails, pedestrian connectivity, road crossings and stormwater management together with the management of vegetation for the mitigation of visual impacts on the landscape.
MEA-S22.1.5	To provide for key stormwater management locations.
MEA-S22.1.6	To provide for open space areas that visually buffer the interface between the Country Club Tasmania complex and the residential area at key locations.

MEA-S22.2 Application of this Plan

MEA-S22.2.1 The specific area plan applies to the area of land designated as MEA-S22.0 Country Club Estate Specific Area Plan on the overlay maps and in Figure S22.2.

MEA-S22.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to, the provisions of the General Residential Zone.

MEA-S22.3 Local Area Objectives

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

MEA-S22.4 Definition of Terms

MEA-S22.4.1 In this specific area plan unless the contrary intention appears:

Term	Definition
livable housing	<p>means a housing development design that provides for the needs of residents during the whole of their life or can be adapted to meet the needs of those with impaired mobility and other special needs. Livable housing must include the following elements³:</p> <p>(a) Access to dwellings and pathways:</p> <ul style="list-style-type: none"> (i) car park to entrance is step free or a step ramp less than 190mm in height, maximum 1:10 gradient, minimum 1.9m long with landings to either side; (ii) minimum 1m width, slip resistant surface, maximum 1:14 gradient, landings with a minimum length of 1.2m every 9m for 1:14 gradient or every 15m for a gradient of 1:20 or greater; (iii) pathways are step free; <p>(b) Entrance to dwellings:</p> <ul style="list-style-type: none"> (i) door has a clear opening of 820mm; (ii) is step free or a step ramp less than 190mm in height, minimum 1:10 gradient,

³ *Livable Housing Design Guidelines* 4th Ed published by Livable Housing Australia, 2017

	<p>minimum 1.9m long with landings to either side;</p> <p>(iii) is under cover for a length of 1.2m;</p> <p>(iv) has a landing with a minimum 1.1m width and a minimum 1.2m length;</p> <p>(c) Internal Layout:</p> <p>(i) is on one level (transition tolerance of 5mm);</p> <p>(ii) doors have a clear opening of 820mm;</p> <p>(iii) corridors have a clear width of 1m;</p> <p>(d) Toilet:⁴</p> <p>(i) minimum 1.4m clear space from encroachments, walls or door swing (may include removable fixtures) on two sides;</p> <p>(ii) grabrail installation enabled;</p> <p>(e) Shower:</p> <p>(i) slip resistant surface;</p> <p>(ii) is hob-less or step free;</p> <p>(iii) may include removable fixtures;</p> <p>(f) Kitchen and Laundry:</p> <p>(i) Minimum 1.2m clearances.</p>
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MEA-S22.5 Use Table

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

MEA-S22.6 Use Standards

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

⁴ AS1428.1 Design for Access and Mobility June 2021

MEA-S22.7 Development Standards for Buildings and Works

MEA-S22.7.1 Setbacks and building envelope for the Apartment Living lot.

This clause is in substitution of General Residential Zone 8.4.2 - Setbacks and building envelope for all dwellings A3 and P3.

Objective	That the siting and design of development: (a) is consistent with the purpose of the Specific Area Plan; (b) provides for residential amenity through a building envelope to provide adequate separation between dwellings on adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings on the Apartment Living Site, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figure S22.1) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 14.5m above existing ground level. 	<p>P1</p> <p>The siting and scale of dwellings on the Apartment Living Site must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (b) overshadowing the private open space of a dwelling on an adjoining property; (c) overshadowing of an adjoining vacant property; or (d) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and (e) the intended or prevailing character of the surrounding area.

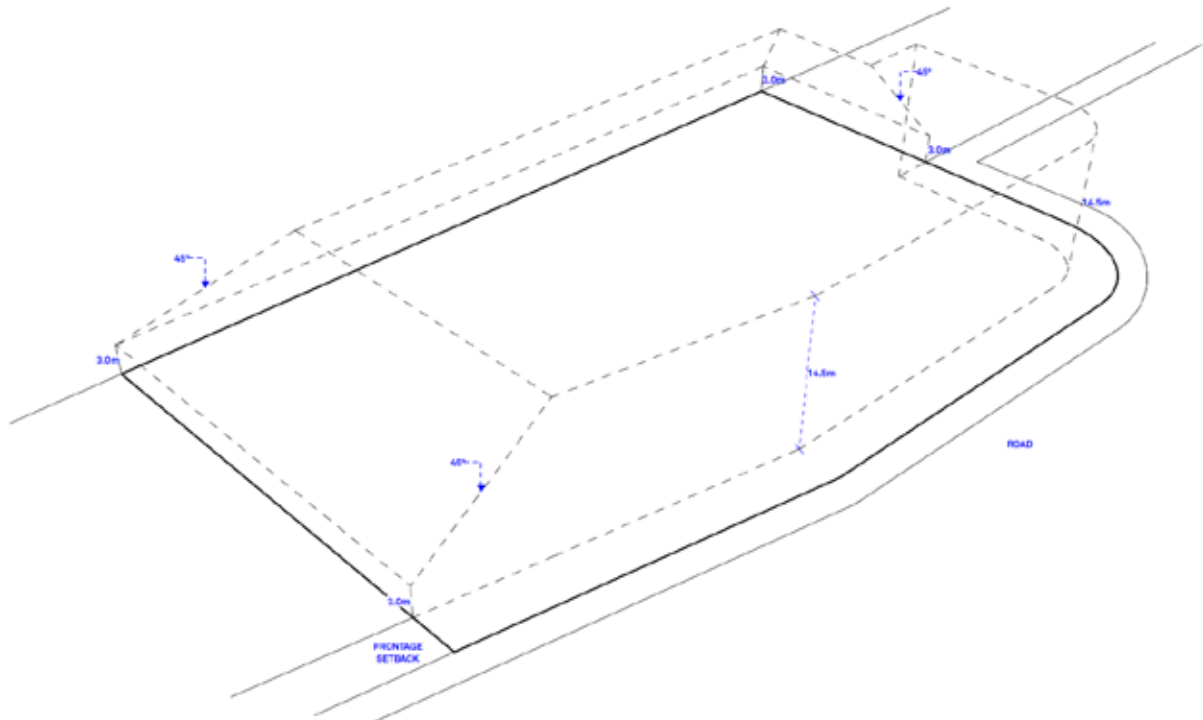


Figure S22.1 Building envelope as required by clause MEA-S22.7.1 A1.

MEA-S22.7.2 Site Coverage

This clause is in substitution of General Residential Zone 8.4.3 – Site coverage and private open space for all dwellings A1 and P1.

Objective	<p>That site coverage protects residential amenity through appropriate siting and design of development to provide adequate:</p> <ul style="list-style-type: none"> (a) separation between dwellings; (b) separation of dwellings from vehicular traffic and common open space; and (c) sunlight to habitable rooms.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings on the Apartment Living Site must have a site coverage of:</p> <ul style="list-style-type: none"> (a) not more than 65% if the development includes 50% or greater portion of livable housing; or (b) not more than 50%. 	<p>P1</p> <p>Dwellings on the Apartment Living Site must have a site coverage that does not unreasonably impact on residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) topographical constraints; (b) infrastructure and servicing; (c) vehicular access; (d) vehicle parking for residents and visitors and service vehicles; (e) siting and scale of buildings; (f) any particular needs of residents; (g) the provision of private open space or common open space; and (h) access to sunlight for habitable rooms.

MEA-S22.8 Development Standards for Subdivision

MEA-S22.8.1 Development Plan

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

Objective	<p>That subdivision provides for:</p> <ul style="list-style-type: none"> (a) an area of public open space over the crest of the central ridgeline; (b) the location of future collector roads and junctions that integrate with the existing and future road network; (c) a lot for an Apartment Living Site; (d) a landscape management area that enables a combination of bushfire hazard management, recreation trails, pedestrian connectivity, road crossings and stormwater management together with the management of vegetation for the mitigation of visual impacts on the landscape; (e) open space areas to buffer the interface between the Country Club Tasmania complex and the residential area; and (f) key stormwater management locations.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision must be in accordance with the development plan at Figures S22.2 – S22.5</p>	<p>P1</p> <p>Subdivision must be consistent with the purpose of the Specific Area Plan and generally in accordance with the development plan at Figures S22.2 – S22.5, having regard to:</p>

	<ul style="list-style-type: none">(a) the topographical or natural features of the site;(b) screening and visual amenity provided by existing vegetation or new plantings at the interface of the Country Club Tasmania complex with the residential area;(c) any requirements for bushfire hazard management areas;(d) the provision of a hierarchy of local and collector roads and the need to establish connections to the existing and future road network;(e) pedestrian connectivity within the development and to the existing and future pedestrian pathway network;(f) the need to install infrastructure and services;(g) the ability of the subdivision to provide for housing diversity if the lot for the Apartment Living Site is modified; and(h) must include:<ul style="list-style-type: none">(i) public open space over the crest of the central ridgeline with a minimum area of 1.25ha at an elevation not less than 203.0 AHD; and(ii) a 20m wide road extending from the residential area through to Pitcher Parade at the northern boundary of the site.
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Figure S22.2 Development Plan

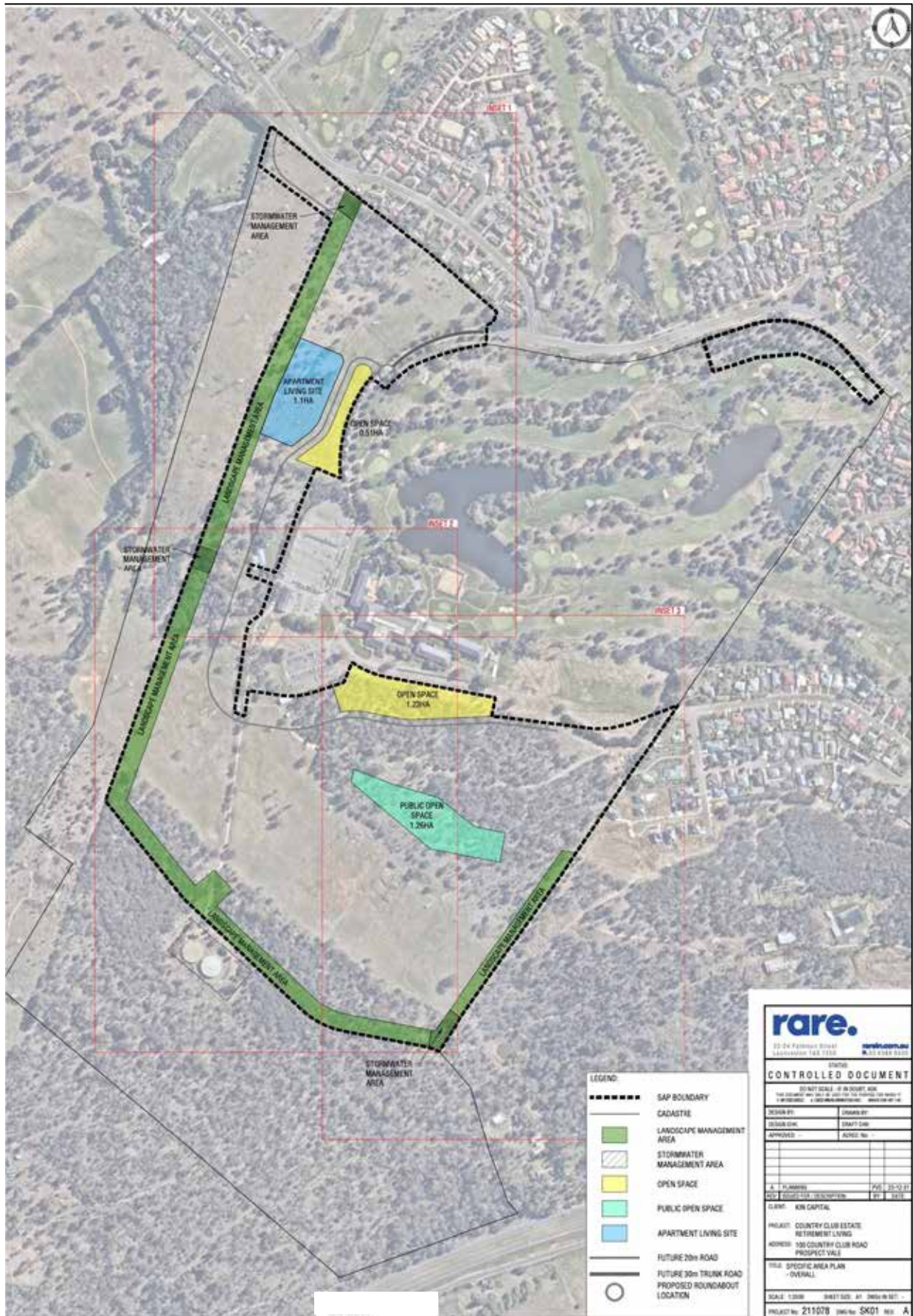


Figure S22.3 Development Plan – Inset 1



Figure S22.4 Development Plan – Inset 2

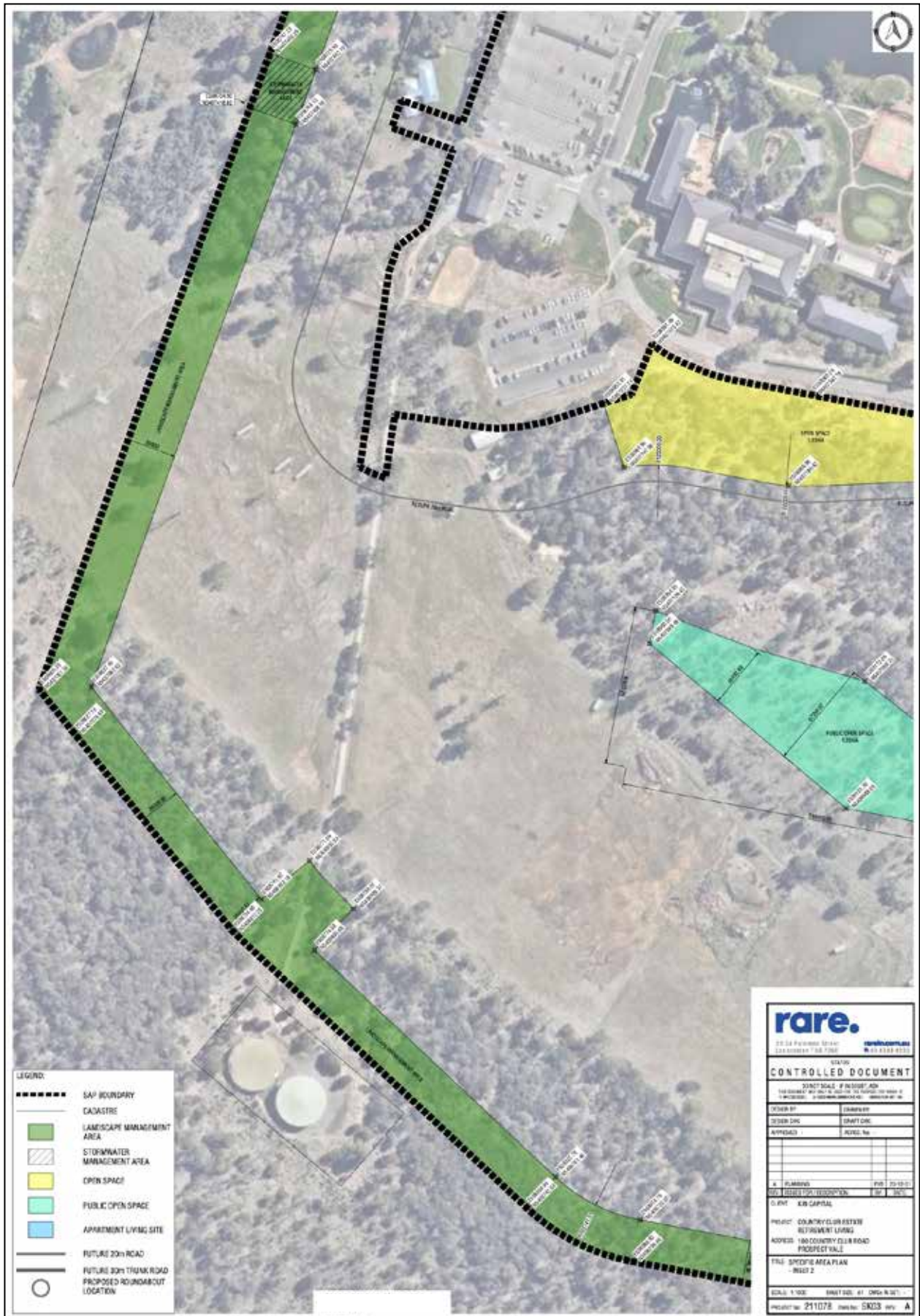
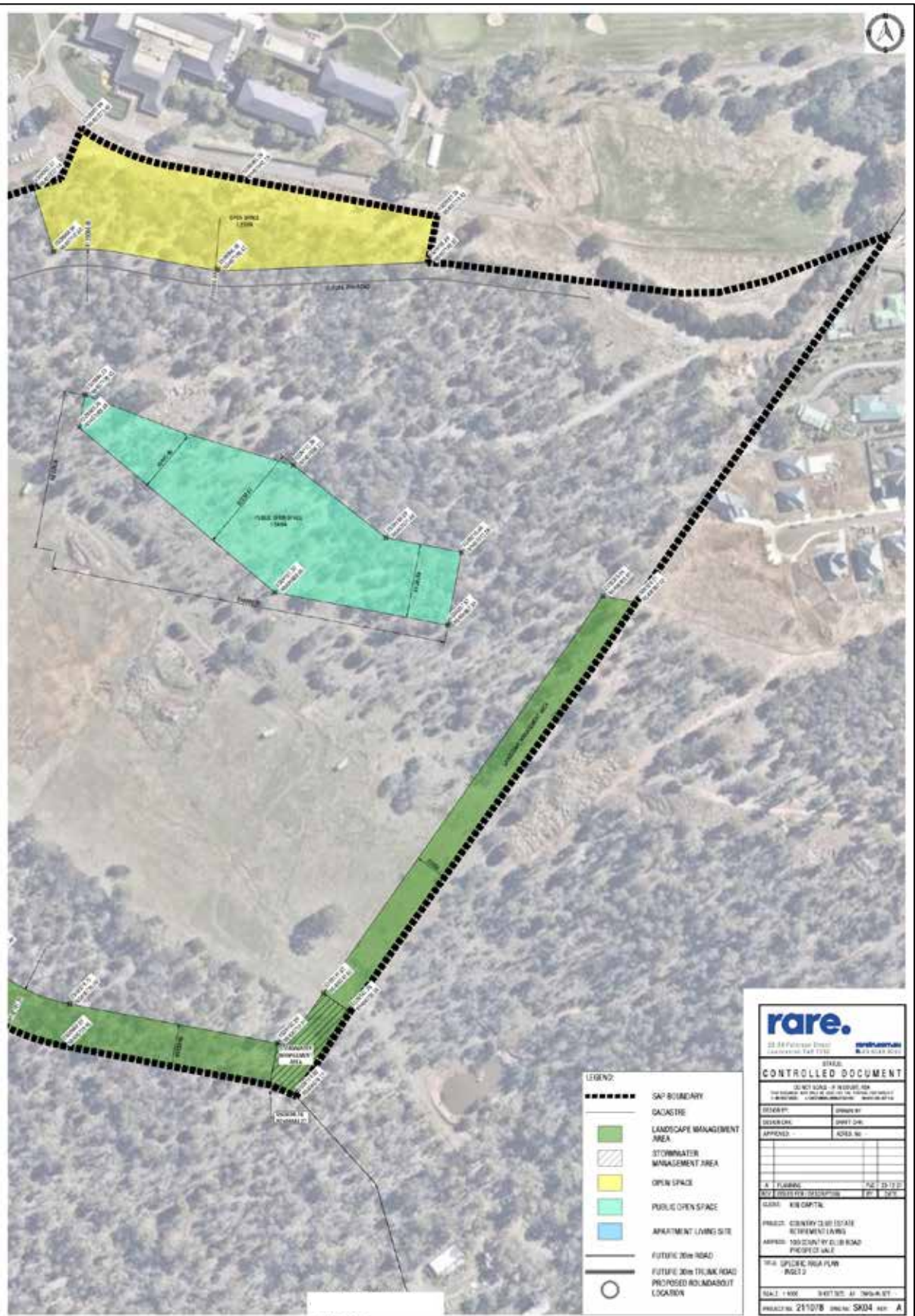


Figure S22.5 Development Plan – Inset 3



MEA-S23.0 Neptune Drive Specific Area Plan

MEA-S23.1 Plan Purpose

The purpose of the Neptune Drive Specific Area Plan is:

MEA-S23.1.1	To maintain the low density character of Blackstone Heights through the provision of extensive areas of open space and bushland between nodes of residential development.
MEA-S23.1.2	To provide for non-residential uses that support and enhance residential amenity.
MEA-S23.1.3	To provide a high standard of residential amenity through community services and facilities and consistent urban design outcomes through a community development scheme.
MEA-S23.1.4	To establish precincts for residential, open space, bushland and community purposes.

MEA-S22.2 Application of this Plan

MEA-S23.2.1 The specific area plan applies to the area of land designated as Neptune Drive Specific Area Plan on the overlay maps and in Figure MEA-S23.1.

MEA-S23.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of the Low Density Residential zone, as specified in the relevant provision.

MEA-S23.3 Local Area Objectives

MEA-S23.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
MEA-S23.3.1.1	Residential precinct within the area shown on an overlay map as MEA-S23.3.1.1 and in Figure MEA-S23.1.	The local area objectives for the residential precinct within the Neptune Drive Specific Area Plan are to: <ul style="list-style-type: none"> (a) achieve a high standard of urban design through consistency of scale and setbacks within each area of residential development; (b) allow for dwelling density to be higher than other Low Density Residential zoned areas; (c) provide for small scale Visitor Accommodation uses where the cumulative effect of the use does not distort the primary residential function of the precinct; (d) provide private roads and shared access ways that are well connected to the surrounding road network; (e) to achieve a high degree of permeability through footpaths and walking tracks within and between the precincts; and (f) provide a pedestrian network that is well connected to public transport routes and pedestrian networks on adjoining land.
MEA-S23.3.1.2	Bushland precinct within the area shown on an overlay map as MEA-S23.3.1.2 and in Figure MEA-S23.1.	The local area objective for the bushland precinct within the Neptune Drive Specific Area Plan is to: <ul style="list-style-type: none"> (a) provide high quality habitat for native flora and fauna to be managed in perpetuity.
MEA-S23.3.1.3	Community precinct within the area shown on an overlay map as MEA-	The local area objectives for the community precinct within the Neptune Drive Specific Area Plan are to: <ul style="list-style-type: none"> (a) provide a mix of community services that benefit

Sub-clause	Area Description	Local Area Objectives
	S23.3.1.3 and in Figure MEA-S23.1.	<p>persons residing within the site and the broader area of Blackstone Heights and Prospect Vale;</p> <p>(b) provide buildings that will not unreasonably detract from the surrounding low density residential character through scale, density, height and form, particularly at the boundary of the plan area; and</p> <p>(c) discourage residential use unless to provide for uses related to a residential care facility.</p>
MEA-S23.3.1.4	Open space precinct within the area shown on an overlay map as MEA-S23.3.1.4 and in Figure MEA-S23.1.	<p>The local area objectives for the open space precinct within the Neptune Drive Specific Area Plan are to:</p> <p>(a) provide separation between residential nodes;</p> <p>(b) provide for visual integration of development into the landscape accounting for topography, native vegetation, water courses and natural hazards;</p> <p>(c) connect to other precincts through the provision of tracks and trails through the precinct;</p> <p>(d) provide for development that enhances the use of the precinct for open space purposes; and</p> <p>(e) provide for development for Utilities associated with on-site infrastructure services.</p>

MEA-S23.4 Definition of Terms

MEA-S23.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
bushland precinct	means the area shown on an overlay map as MEA-S23.3.1.2, and in Figure MEA-S23.1 Precinct Plan as Bushland.
community development scheme	means as defined under the <i>Strata Titles Act 1998</i> .
community precinct	means the area shown on an overlay map as MEA-S23.3.1.3, and in Figure MEA-S23.1 Precinct Plan as Community.
dwelling equivalent	<p>means one dwelling equivalent per:</p> <p>(a) dwelling;</p> <p>(b) visitor accommodation; or</p> <p>(c) a unit in a residential care facility.</p>
lot	means as defined in the <i>Strata Titles Act 1998</i> .
open space precinct	means the area shown on an overlay map as MEA-S23.3.1.4, and in Figure MEA-S23.1 Precinct Plan as Open Space.
private road	means paved vehicular access within the specific area plan over which the general public does not have permanent right of passage.
residential precinct	means the area shown on an overlay map as MEA-S23.3.1.1, and in Figure MEA-S23.1 Precinct Plan as Residential.
site	means as defined in the <i>Strata Titles Act 1998</i> .
strata layout	means a plan forming part of an application for a permit that shows the

Terms	Definition
	specific location of future strata lot boundaries.

MEA-S23.5 Use Table

This clause is in substitution for Low Density Residential zone – clause 10.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If located within the residential precinct and for multiple dwellings.
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	If located within the community precinct.
Discretionary	
Business and Professional Services	If: <ul style="list-style-type: none"> (a) located within the community precinct; and (b) for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If not: <ul style="list-style-type: none"> (a) listed as Permitted; and (b) located within the open space precinct or bushland precinct.
Educational and Occasional Care	If not located within the open space precinct or bushland precinct.
Emergency Services	If not located within the bushland precinct.
Food Services	If: <ul style="list-style-type: none"> (a) not located within the open space precinct or bushland precinct; and (b) not for a take away food premises with a drive through facility.
Residential	If: <ul style="list-style-type: none"> (a) not located within the open space precinct or bushland precinct; (b) located within the community precinct and if for residential care facility; and (c) not listed as No Permit Required.

Sports and Recreation	If not located within the bushland precinct.
Storage	If for alterations or extensions to an existing contractors yard.
Tourist Operation	If not located within the residential precinct or bushland precinct.
Utilities	If: (a) not located within the bushland precinct; and (b) not listed as No Permit Required.
Visitor Accommodation	If not located within the open space precinct or bushland precinct.
Prohibited	
All other uses	

MEA-S23.6 Use Standards

MEA-S23.6.1 Visitor accommodation use

This clause is in substitution for Low Density Residential zone – clause 10.3.2 Visitor Accommodation.

Objective	That Visitor Accommodation: (a) is compatible with the character and use of the residential precinct and community precinct; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of private roads, local roads, or rights of way.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the local area objectives for the relevant precinct; (b) the privacy of adjoining properties; (c) any likely increase in noise to adjoining properties; (d) retaining the primary residential function of the locality; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on private roads and common property.	

MEA-S23.7 Development Standards for Buildings and Works

MEA-S23.7.1 Residential density

This clause is in substitution for Low Density Residential zone – clause 10.4.1 Residential density for multiple dwellings.

Objective:	That the residential precinct or community precinct provide for higher density nodes of residential development.	
Acceptable Solutions	Performance Criteria	
A1	P1	

The total number of dwellings located within the residential precinct and community precinct must be not more than 545 dwelling equivalents.	No Performance Criterion.
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MEA-S23.7.2 Building height

This clause is in substitution for Low Density Residential zone – clause 10.4.2 Building height and 10.5 A1 and P1 Development standards for non-dwellings

Objective:	That the height of buildings: (a) is compatible with the streetscape; (b) is consistent with the form and scale across each precinct; (c) does not cause an unreasonable loss of amenity for adjoining properties; and (d) does not intrude on views over the site to the broader landscape toward the South Esk River when viewed from Panorama Road.	
Acceptable Solutions	Performance Criteria	
A1 Building height is not more than: (a) 7.5m if a dwelling, or (b) 8.5m if non-dwelling development, and (c) 5.5m above existing ground level, if setback less than 40m from Panorama Road.	P1 Building height must be compatible with the streetscape and adjoining properties and provide for views to the broader landscape from Panorama Road, having regard to: (a) the topography of the site; (b) the height of adjoining buildings; (c) the bulk and form of the proposed building relative to adjoining buildings; (d) sunlight to habitable rooms and private open space of dwellings; and (e) the appearance when viewed from Panorama Road.	

MEA-S23.7.3 Setback from a strata lot boundary

This clause is in substitution for Low Density Residential zone – clause 10.4.3 Setback.

Objective:	That the siting of buildings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria	
A1 Buildings within the residential precinct must have a setback from a boundary shown in a strata layout of not less than: (a) 3m from the frontage of any private road within the plan area; (b) 6m from the frontage of any road outside the plan area; (c) 1.5m from side boundaries; and (d) 4m from rear boundaries.	P1 The siting of a building within the residential precinct must not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to: (a) the topography of the site; (b) the appearance when viewed from roads and public open space adjacent to the site; (c) sunlight to private open space and windows of habitable rooms on adjoining properties; and (d) maintaining or providing a landscaped frontage along Panorama Road.	
A2 Buildings not within the residential precinct must have a setback from front, side and rear boundaries of not less than 10m.	P2 The siting of a building not within the residential precinct must not cause an unreasonable loss of amenity to adjoining properties and must be compatible with the streetscape, having regard to: (a) the topography of the site;	

	<p>(b) the appearance when viewed from roads and adjoining properties; and</p> <p>(c) sunlight to private open space and windows of habitable rooms on adjoining properties.</p>
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MEA-S23.7.4 Site coverage on a strata lot

This clause is in substitution for Low Density Residential zone – clause 10.4.4 Site coverage.

Objective:	That site coverage on a strata lot for a residential use is consistent with the local area objectives for the relevant precinct.	
Acceptable Solutions	Performance Criteria	
A1	P1	
Site coverage within the residential precinct must be not more than 40% of a strata or future strata lot.	Site coverage is consistent with the existing character, or the planned character if adjoining undeveloped land, having regard to:	
	(a) the topography of the site;	
	(b) the size and shape of the site; and	
	(c) the site coverage of adjoining land.	

MEA-S23.7.5 Gross floor area

This clause is in addition to Low Density Residential zone – clause 10.5 Development Standards for Non-dwellings.

Objective:	That gross floor area of non-residential use is consistent with the local area objectives for the relevant precinct.	
Acceptable Solutions	Performance Criteria	
A1	P1	
Gross floor area in the bushland precinct, community precinct and open space precinct must be not more than 800m ² .	Gross floor area in the bushland precinct, community precinct and open space precinct must not unreasonably dominate the precinct or the surrounding land, having regard to:	
	(a) the location of the building;	
	(b) the topography of the site;	
	(c) the extent of any native vegetation removal; and	
	(d) the height, bulk and form of the building.	

MEA-S23.7.6 Private open space

This clause is in addition to Low Density Residential zone – clause 10.4 Development Standards for Dwellings.

Objective:	That private open space is conveniently located, has access to sunlight and provides for the needs of residents.	
Acceptable Solutions	Performance Criteria	
A1	P1	
A dwelling must have private open space that:	A dwelling must have private open space that includes an area capable of servicing as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:	
(a) is in one location and is not less than 24m ² ;	(a) conveniently located in relation to a living area of the dwelling; and	
(b) has a minimum horizontal dimension of not less than 4m;	(b) orientated to take advantage of sunlight.	
(c) has a gradient not steeper than 1 in 10; and		
(d) does not receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June.		

MEA-S23.7.7 Strata lot design

This clause is in substitution for Low Density Residential zone – clause 10.4 Development Standards for Dwellings.

Objective:	That the arrangement of buildings and strata lots within a strata layout has areas and dimensions consistent with the local area objectives for each of the precincts.	
Acceptable Solutions	Performance Criteria	
A1 Each strata lot shown on a strata layout must: (a) have a minimum size of 500m ² if within a residential precinct; or (b) be required for public use by the Crown, Council or a State authority; or (c) be required for the provision of Utilities, or (d) be for the creation of a lot for a precinct, or for a distinct use or development within a precinct.	P1 Each strata lot shown on a strata layout must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and (f) any constraints to development.	
A2 Each strata lot shown on a strata layout for residential use, must have a width of not less than 12m at the boundary fronting onto a private road.	P2 Each strata lot shown on a strata layout must have a practical access that is permanent and appropriate for the future use and development of the lot.	

MEA-S23.7.8 Private road design

This clause is in addition to Low Density Residential zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings.

Objective:	That the arrangement of private roads: (a) provides safe, convenient and efficient connection throughout the Neptune Drive Specific Area Plan and to the surrounding road network; (b) is consistent with the local area objectives for each precinct.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 The arrangement and construction of private roads provides appropriate access, connectivity, convenience and safety for vehicles, pedestrians and cyclists, having regard to: (a) connectivity to existing or planned roads, walkways, cycleways or public open space; (b) maximising connectivity to the surrounding road, pedestrian, cycling and public transport network; (c) opportunities for new public transport stops; (d) the safe movement of pedestrians, cyclists and public transport; and (e) the topography of the site.	

MEA-S23.7.9 Services

This clause is in addition to Low Density Residential zone – clause 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-dwellings.

Objective:	That use and development is supported by, and connected to, appropriate infrastructure services.	
Acceptable Solutions	Performance Criteria	

<p>A1</p> <p>Each strata lot or building, excluding for open space or Utilities, must have a connection to a reticulated sewerage system or a privately managed sewerage treatment system.</p>	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>Each strata lot or buildings and hardstand areas, excluding for open space or Utilities, must be drained to a connection to a reticulated stormwater system or a privately managed stormwater treatment system.</p>	<p>P2</p> <p>No Performance Criteria</p>
<p>A3</p> <p>Each strata lot or building, excluding for open space or Utilities, must have a connection to a reticulated water supply service or a privately managed water supply service.</p>	<p>P3</p> <p>No Performance Criteria.</p>

MEA-S23.7.10 Open space and walkways

This clause is in addition to Low Density Residential zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings.

<p>Objective:</p>	<p>That the open space precinct is developed with an extensive network of trails connecting precincts within the site and adjoining public land.</p>
<p>Acceptable Solutions Performance Criteria</p>	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Trails within the open space precinct provide a high degree of connectivity to precincts and adjoining land, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) any natural values, including native vegetation and watercourses on the land; and (c) the presence of any natural hazards.

MEA-S23.7.11 Priority vegetation area

This clause is in addition to the Natural Assets Code – clause C7.6.2 Clearance within a priority vegetation area.

<p>Objective:</p>	<p>That clearance of native vegetation within a priority vegetation area:</p> <ul style="list-style-type: none"> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
<p>Acceptable Solutions Performance Criteria</p>	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works with any constraints, such as, topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

	<ul style="list-style-type: none">(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;(e) any on-site biodiversity offsets; and(f) any existing cleared areas on the site.
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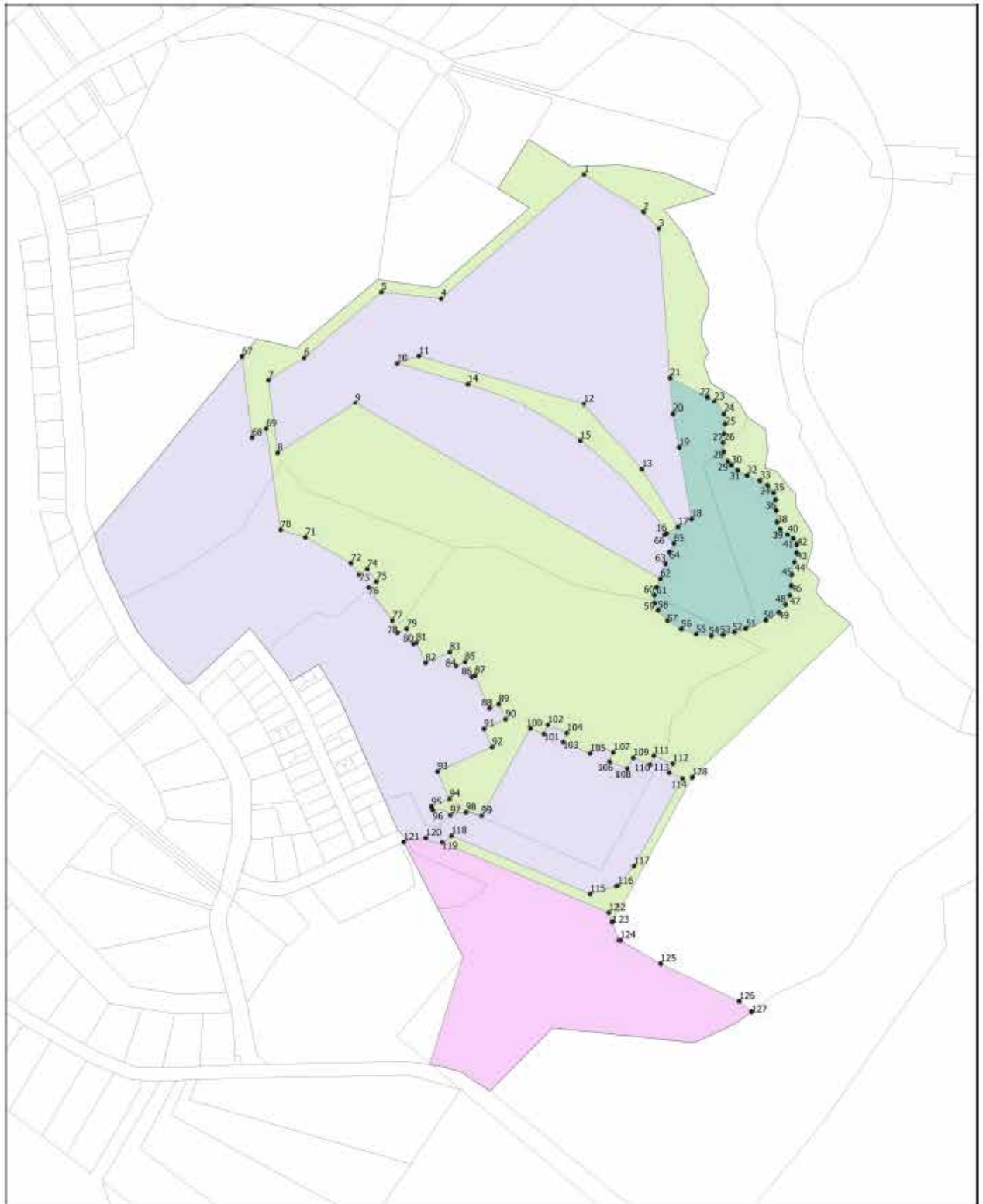
MEA-S23.8 Development Standards for Subdivision

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

MEA-S23.9 Tables

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

Figure MEA-S23.1 Precinct Plan



SEE FOLLOWING PAGE FOR COORDINATES

- PRECINCT
- BUSHLAND
 - COMMUNITY
 - OPEN SPACE
 - RESIDENTIAL

MAP KEY	EASTING	NORTHING
1	507934.227	5410389.604
2	508021.867	5410333.290
3	508044.766	5410308.163
4	507719.818	5410203.186
5	507629.966	5410213.209
6	507513.680	5410114.301
7	507459.974	5410080.942
8	507473.510	5409971.592
9	507590.464	5410046.305
10	507653.518	5410105.865
11	507686.399	5410117.087
12	507933.793	5410044.744
13	508019.285	5409947.451
14	507759.889	5410074.760
15	507928.679	5409989.960
16	508056.477	5409850.859
17	508073.793	5409860.893
18	508094.048	5409872.631
19	508075.422	5409979.961
20	508065.905	5410030.038
21	508061.798	5410084.071
22	508118.176	5410054.878
23	508128.473	5410048.313
24	508142.604	5410030.045
25	508144.613	5410015.374
26	508143.081	5410000.338
27	508141.595	5409986.823
28	508142.604	5409973.411
29	508149.109	5409959.242
30	508154.176	5409953.291
31	508163.462	5409945.675
32	508177.538	5409937.954
33	508196.889	5409930.138
34	508208.406	5409923.584
35	508217.801	5409912.046
36	508220.816	5409901.744
37	508221.821	5409885.293
38	508223.097	5409868.028
39	508227.886	5409857.188
40	508238.733	5409849.313
41	508247.414	5409843.773
42	508252.634	5409834.337
43	508252.506	5409821.847
44	508249.280	5409807.856
45	508245.315	5409789.123
46	508244.269	5409772.707
47	508242.209	5409757.883

MAP KEY	EASTING	NORTHING
48	508235.805	5409743.829
49	508225.314	5409732.505
50	508206.160	5409720.510
51	508175.619	5409708.002
52	508158.679	5409702.392
53	508141.435	5409698.347
54	508123.844	5409696.714
55	508100.711	5409699.290
56	508078.592	5409707.223
57	508057.709	5409719.962
58	508043.349	5409735.420
59	508037.966	5409746.334
60	508037.675	5409758.366
61	508041.364	5409770.132
62	508047.041	5409782.700
63	508055.010	5409805.588
64	508060.660	5409822.898
65	508067.357	5409835.901
66	508053.475	5409849.119
67	507420.380	5410116.321
68	507435.187	5409994.450
69	507456.710	5410008.219
70	507478.236	5409856.331
71	507515.435	5409844.963
72	507583.899	5409806.309
73	507596.277	5409789.147
74	507608.443	5409797.922
75	507622.482	5409778.457
76	507610.317	5409769.682
77	507616.007	5409720.076
78	507654.150	5409701.809
79	507667.850	5409707.916
80	507678.029	5409685.082
81	507682.596	5409687.118
82	507696.233	5409656.526
83	507732.767	5409672.811
84	507741.928	5409652.261
85	507755.628	5409658.368
86	507765.807	5409635.534
87	507770.374	5409637.570
88	507792.203	5409588.600
89	507805.904	5409594.707
90	507816.082	5409571.873
91	507784.115	5409557.623
92	507796.329	5409530.222
93	507714.126	5409493.579
94	507732.448	5409452.477

MAP KEY	EASTING	NORTHING
95	507705.047	5409440.263
96	507707.201	5409435.430
97	507733.378	5409427.760
98	507756.970	5409432.385
99	507780.395	5409426.976
100	507853.560	5409558.403
101	507873.905	5409549.869
102	507879.707	5409563.702
103	507902.804	5409537.748
104	507908.606	5409551.580
105	507943.494	5409520.680
106	507972.393	5409508.559
107	507978.195	5409522.391
108	507997.377	5409498.079
109	508006.376	5409514.243
110	508031.360	5409503.763
111	508037.162	5409517.596
112	508066.061	5409505.474
113	508060.259	5409491.642
114	508080.604	5409483.108
115	507943.319	5409309.839
116	507983.004	5409321.796
117	508007.436	5409351.675
118	507734.964	5409397.234
119	507721.045	5409387.389
120	507696.604	5409393.975
121	507663.496	5409387.757
122	507971.390	5409281.846
123	507976.597	5409267.707
124	507986.687	5409240.311
125	508047.432	5409205.240
126	508165.859	5409148.800
127	508184.269	5409133.203
128	508094.845	5409484.866

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
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

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
MEA-19.2	165 Mole Creek Road, Deloraine	30003/1	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-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
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: 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: 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 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>(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>(c) As an historic highway, the Meander Valley Highway is a gateway that frames the entry to each of the settlements.</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> <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: 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>

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
MEA-C8.2.4	Highland Lakes Road: East Moriarty Street to municipal boundary.	<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>
MEA-C8.2.5	Mole Creek Road: Emu Bay Road junction to eastern edge Chudleigh township; Northern edge Chudleigh township to eastern edge Mole Creek township.	<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>

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
MEA-C8.2.6	Liena Road: Western edge Mole Creek township to Mersey Forest Road.	(a) Native vegetation along the road corridor provides visual amenity to the traveller experience. (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.	(a) To avoid the need for vegetation clearance adjacent to the road by setting development back from the road. (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.
MEA-C8.2.7	Mersey Forest Road/Olivers Road	(a) Native vegetation along the road corridor provides visual amenity to the traveller experience. (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.	(a) To avoid the need for vegetation clearance adjacent to the road by setting development back from the road. (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.

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.		