

# **Hobart Interim Planning Scheme 2015**

## Planning Scheme Amendments

| No. | Effective date    | Amendment no    | Amendment information   | Text/Map |
|-----|-------------------|-----------------|---|----------|
| 50  | 22 March 2024     | PSA-22-4        | Insert 66 additional listings for trees and hedges into Table E24.1 Significant Tree List   | Text     |
| 49  | 24 January 2024   |                 | Planning Directive No. 9 - Container Refund Scheme - Exemptions and Special Provisions  | Text     |
| 48  | 20 December 2023  |                 | Planning Directive No. 10 - Exemption for Display Homes   | Text     |
| 47  | 19 July 2023      |                 | Interim Planning Directive No. 7 - Exemption for Display Homes  | Text     |
| 46  | 23 June 2023      | PSA-22-2        | Adjust the zoning boundary between the General Residential Zone and the Environmental Living Zone at 44 Summerhill Road, West Hobart; and remove the Biodiversity Protection Area overlay from land amended to General Residential Zone.  | Map      |
| 45  | 10 May 2023       |                 | Interim Planning Directive No.6 - Container Refund Scheme - Exemptions and Special Provisions   | Text     |
| 44  | 22 September 2022 | PSA-21-4        | Rezone 21, 21B, and part 21A Enterprise Road, Sandy Bay (folios of the Register 175781/1, 169834/40, and part 175780/1) from the General Residential Zone to the Low Density Residential Zone and apply the Biodiversity Protection Area overlay to 21B and part 21A Esplanade Road | Map      |
| 43  | 20 July 2022      |                 | Modified Planning Directive No. 8 - Exemptions, Application Requirements, Special Provisions and Zone Provisions and Planning Directive No. 5.1 Bushfire-Prone Areas Code   | Text     |
| 42  | 22 February 2022  |                 | Planning Directive No. 8 - Exemptions, Application Requirements, Special Provisions and Zone Provisions   | Text     |
| 41  | 18 November 2021  | AM-HOB-PSA-18-2 | Rezone 66 Summerhill Road West Hobart (folio of the Register 178330/1) from Environmental Management, Environmental Living and General Residential to Low Density Residential and amend the Biodiversity Protection Area Overlay.   | Map      |
| 40  | 15 June 2021      | AM-HOB-PSA-20-2 | Amend 11.2 Use Table under 11.0 Inner Residential Zone of the Hobart Interim Planning Scheme 2015 by inserting the use class 'Vehicle Parking' after 'Utilities' in the discretionary section of the table, with qualifications.  | Text     |
| 39  | 22 February 2021  |                 | Interim Planning Directive No. 4 - Exemptions, Application Requirements, Special Provisions and Zone Provisions   | Text     |

| No. | Effective date    | Amendment no    | Amendment information   | Text/Map |
|-----|-------------------|-----------------|---|----------|
| 38  | 19 November 2020  | AM-HOB-PSA-19-1 | Amend clause for Development Standards for Buildings and Works in Central Business and Commercial zone to insert new Amenity clauses for Residential and Visitor Accommodation Amenity and Waste Storage and Collection   | Text     |
| 37  | 16 September 2020 |                 | Planning Directive No. 7 - Permits for Temporary Housing  | Text     |
| 36  | 19 June 2020      | AM-HOB-PSA-20-1 | Rezone 342 Sandy Bay Road, Sandy Bay and adjacent Crown Land from Open Space and Environmental Management to General Residential and extend the overlay for Heritage Precinct SB8   | Map      |
| 35  | 4 May 2020        | AM-HOB-PSA-19-4 | Amend Clause 24.0 Use Table of the Light Industrial Zone to insert new discretionary qualification for Food services if at 284A-284D Argyle Street, North Hobart and insert Resource Processing as a discretionary use with qualification for distillery or brewery if at 284A-284D Argyle Street, North Hobart | Text     |
| 34  | 25 March 2020     | AM-HOB-PSA-19-3 | Insert 79 additional listings for trees and hedges into Table E24.1 Significant Tree List.  | Text     |
| 33  | 3 August 2018     | PSA-HOB-3-2017  | Amend clause 22.1.3 Desired Future Character statements, insert definitions into section 4.1, and amend clause 22.4.1 Building Height   | Text     |
| 32  | 1 August 2018     |                 | Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation  | Text     |
| 31  | 16 July 2018      | AM-HOB-1-2018   | Rezone 2 Churchill Avenue, Sandy Bay  | Map      |
| 30  | 1 July 2018       | PD-MFP-PD6      | Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes  | Text     |
| 29  | 18 May 2018       | UA-HOB-2-2017   | Exempt Extractive industry in E3.0 Landslide Code.  | Text     |
| 28  | 31 January 2018   | AM-HOB-PSA-17-5 | Rezone 286 Argyle Street, North Hobart from Light Industrial to Inner Residential   | Map      |
| 27  | 23 January 2018   | AM-HOB-PSA-17-6 | Insert clause F4.0 Royal Hobart Hospital Helipad Airspace Specific Area Plan  | Text     |
| 26  | 30 November 2017  | AM-HOB-PSA-17-4 | Insert a Bushfire-Prone Areas Overlay map   | Map      |
| 25  | 26 September 2017 | UA-HOB-1-2017   | Insert subdivision standards at clause E15.0 in the Inundation Prone Areas Code for riverine inundation hazard areas  | Text     |
| 24  | 1 September 2017  | MD-MFP-PD5.1    | New code provisions applied under Planning Directive No. 5.1 - Bushfire-Prone Areas Code  | Text     |
| 23  | 8 August 2017     | UA-HOB-3-2017   | Amend zone boundary in the vicinity of the Queens Domain and Tasman Highway   | Map      |

| No. | Effective date   | Amendment no                     | Amendment information  | Text/Map |
|-----|------------------|----------------------------------|--|----------|
| 22  | 1 July 2017      | MD-MFP-IPD2                      | Interim Planning Directive No. 2 - Exemption and Standards for Visitor Accommodation in Planning Schemes. No legislative amendment to the scheme. A note indicates that a planning directive applies.                              | Text     |
| 21  | 13 June 2017     | AP-HOB-8-2016                    | Rezone land at Tew Terrace to Low Density Residential and rezone land at Folder Street to Environmental Management, amend the Biodiversity Protection Area overlay and the Historic Heritage Code                                  | Map      |
| 20  | 9 June 2017      | AP-HOB-6-2016                    | Rezone 199 New Town Road, New Town from Inner Residential to Urban Mixed Use zone.   | Map      |
| 19  | 15 May 2017      | AP-HOB-7-2016                    | Rezone 4 Lefroy Street, North Hobart from Light Industrial to Inner Residential to allow for development of 4 lots.  | Map      |
| 18  | 10 March 2017    | UA-HOB-29-2016                   | Corrects mapping errors and zoning anomalies in the Central Business zone and Royal Hobart Hospital Particular Purpose zone  | Text/Map |
| 17  | 8 March 2017     | UA-HOB-27-2016<br>UA-HOB-28-2016 | Remove 39 Forest Road from the Heritage Places in the Historic Heritage Code table<br>Amend Particular Purpose Zone 3 - University of Tasmania to apply the Biodiversity Code overlay along Rifle Range Creek and Churchill Avenue | Text/Map |
| 16  | 23 February 2017 | MD-MFP-IPD1.1                    | Minister issues Interim Planning Directive No. 1.1 - Bushfire-Prone Areas Code to apply to all interim planning scheme   | Text     |
| 15  | 23 January 2017  | AP-HOB-5-2017                    | Rezone part of Stevens Farm Drive, West Hobart from Environmental Living to Low Density Residential and Open Space for the purpose of subdivision  | Map      |
| 14  | 18 November 2016 | HOB UA6-2016 to HOB UA26-2016    | Package of 21 assessments: urgent amendments   | Text/Map |
| 13  | 8 July 2016      | UA-HOB-5-2016                    | Modify the heritage listing for Wrest Point Casino and insert new listings for significant trees on the site   | Text     |
| 12  | 8 June 2016      | UA-HOB-1-2016                    | Amend performance criteria for setbacks in the Rural Living, Environmental Living and Rural Resource zones and correct other minor errors  | Text     |
| 11  | 3 June 2016      | UA-HOB-4-2016                    | Correction of anomalies and errors in the General Business zone, Inner Residential zone and Particular Purpose Zone - Cascade Brewery and Historic Heritage Code   | Text     |
| 10  | 21 March 2016    | UA-HOB-2-2016                    | Amend the definition of 'capable of sensitive use' in the Electricity Transmission Infrastructure Protection Code  | Text     |
| 9   | 4 March 2016     | UA-HOB-3-2016                    | Rezone land on Hillcrest Road, Tolmans Hill from Open Space to Low Density Residential zone  | Map      |



| <b>No.</b> | <b>Effective date</b> | <b>Amendment no</b>      | <b>Amendment information</b>   | <b>Text/Map</b> |
|------------|-----------------------|--------------------------|--|-----------------|
| 8          | 23 February 2016      | MD-MFP-IPD1              | Minister issues Interim Planning Directive No. 1 – Bushfire-Prone Areas Code to apply to all interim planning schemes              | Text            |
| 7          | 17 February 2016      | Planning Directive No. 1 | Minister issues Planning Directive No. 1 - The Format and Structure of Planning Schemes with minor modifications                   | Text            |
| 6          | 8 January 2016        | AM-HOB-1-2015            | Correct errors and anomalies in the Historic Heritage Code and amend the Cultural Landscape Precincts figure                       | Text            |
| 5          | 7 December 2015       | UA-HOB-4-2015            | Replace the Electricity Infrastructure Protection Code to remove conflict with planning provisions                                 | Text            |
| 4          | 1 December 2015       | UA-HOB-3-2015            | Amend the subdivision standards in various zones by reducing the minimum frontage and minimum access requirement for internal lots | Text            |
| 3          | 21 August 2015        | UA-HOB-2-2015            | Rezone land along New Town Rivulet to Open Space zone to correct an omission   | Map             |
| 2          | 18 June 2015          | UA-HOB-1-2015            | Replace diagrams in the Inner Residential zone to correct discrepancies with rear setback and building height requirements         |                 |
| 1          | 20 May 2015           | Not applicable           | Commencement of scheme under section 80K of the Act  |                 |

## **Important: Planning Directive No. 6 applies from 1 August 2018**

Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes applies and must be read in conjunction with this scheme (refer to the [State Planning Office website](#))

## **Important: Planning Directive No. 7 applies from 16 September 2020**

Planning Directive No. 7 - Permits for Temporary Housing in interim planning schemes applies and must be read in conjunction with this scheme (refer to the [State Planning Office website](#)).

## **Important: Planning Directive No. 10 applies from 20 December 2023**

Planning Directive No. 10 - Exemption for Display Homes in interim planning schemes applies and must be read in conjunction with this scheme (refer to the [State Planning Office website](#)).

## **Important: Planning Directive No. 9 applies from 24 January 2024**

Planning Directive No. 9 - Container Refund Scheme - Exemptions and Special Provisions in interim planning schemes applies and must be read in conjunction with this scheme (refer to the [State Planning Office website](#)).

## **Foreword**

This planning scheme sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

The maps show how land is zoned and the scheme sets out the provisions that apply to use or development of land.

The provisions in this planning scheme should be read together with the Act.

The foreword, footnotes and appendices are not legally part of this planning scheme.

They have been added to help users understand the planning scheme and its relationship to the Act.

They are a guide only and do not cover all relevant law relating to planning schemes or the planning application and assessment process.

# Part A

## Purpose and Objectives

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### 1.0 Identification of the Planning Scheme

#### 1.1 Planning Scheme Title

1.1.1 This planning scheme is called the Hobart Interim Planning Scheme 2015.

#### 1.2 Composition of this Planning Scheme

1.2.1 This planning scheme consists of this document and the maps identified.

- (a) Hobart Interim Planning Scheme 2015 – Zoning maps
- (b) Hobart Interim Planning Scheme 2015 – Overlay maps

#### 1.3 Planning Scheme Area

1.3.1 The planning scheme area comprises all the land as identified on the planning scheme maps.

### 2.0 Planning Scheme Purpose

#### 2.1 Purpose

2.1.1 The purpose of this planning scheme is:

- (a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and
- (b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.

#### 2.2 Regional Land Use Strategy

2.2.1 The Southern Tasmania Regional Vision

A vibrant, liveable and attractive region, providing sustainable growth opportunities that build upon our unique natural and heritage assets and advantages as Australia's southern most region.

2.2.2 The Southern Tasmania Region

The Southern Region of Tasmania is comprised of the 12 local government areas of Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. It is the largest of the three regions of Tasmania in area (38%) and population (48%).

At the heart of the region is the metropolitan area of Greater Hobart flanking the Derwent River and extending over all or part of the local government areas of Brighton, Clarence, Glenorchy, Hobart, Kingborough and Sorell. It has developed into a

polycentric city, with activity centres at Clarence, Glenorchy and Kingston now providing significant secondary foci to compliment the Hobart CBD.

Greater Hobart is the centre of all major social and economic facilities for the region as well as being the capital city and administrative & political centre for Tasmania. It accounts for nearly 86% of the region's population and over 90% of the region's employment opportunities. It is the most populous urban area within the State. Its social and economic interactions significantly influence the remainder of the region, its towns and settlements. It is Australia's 11th largest city, although it is one of the least dense and has one of the highest proportions of single detached dwellings.

The remainder of the region's population is focussed in smaller settlements across coastal areas in the east and south and agricultural and highland districts to the north and the lower-middle Derwent Valley to the west. The two largest settlements outside Greater Hobart are Huonville and New Norfolk, which are set in traditional rural landscapes.

The region is characterised by a diverse landscape. The western half is virtually unpopulated and dominated by the Tasmanian Wilderness World Heritage Area, a rugged landscape of exceptional natural, cultural and aesthetic value. Intensively farmed landscapes predominate on the floors of the Huon, Derwent and Coal River valleys in the south-eastern part of the region, as well as a number of smaller locales. Extensive dry-land farming dominates the midlands district to the north of Greater Hobart where the landscape is more extensively cleared of native vegetation. Elsewhere in the eastern half of the region the landscape is generally a mix of agriculture on lower ground with ridgelines and hilltops generally retaining native vegetation. The central highlands lakes district provides a unique alpine landscape and a world-class wild trout recreational fishery.

The natural setting of Greater Hobart is significant. It is nestled between mountain ranges with a natural treed skyline and foothills forming the backdrop to the City. The River Derwent dissects Greater Hobart with large areas of natural vegetation and almost continuous public access along the foreshore.

The region has a relatively low historic population growth compared to mainland centres with an average annual rate of 0.9% from 2001 to 2008. The population is also aging faster than the national average whilst the average household size had been falling for many decades, and currently stands at 2.4 people per dwelling. Migration interstate has long been a feature of the State's demography.

The region is home to economic drivers of regional, state and national importance. The fishing industry, in particular aquaculture, is of national significance and a major wealth generator for the region. Forestry is a major economic driver within the region, and this sector is currently passing through a significant restructuring and repositioning exercise which will likely result in more emphasis on higher value / lower volume wood products generally. Agriculture has traditionally provided a smaller economic return in the south of the State compared to the other two regions, however the pending expansion of irrigation areas will provide a significant boost to this sector in the near future. The tourism sector provides a range of direct and indirect employment opportunities and continues to be an important contributor to the economy. There are significant

opportunities for furthering economic activity within the Southern Ocean and Antarctic research and protection sector, capitalising on the region's unique competitive advantage in terms of geographic position.

### 2.2.3 The Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy 2010 – 2035 ('the Strategy') is a broad policy document that will facilitate and manage change, growth and development within Southern Tasmania with a 25 year time horizon. It has been declared by the Minister for Planning pursuant to Section 30C of the *Land Use Planning & Approvals Act 1993* and this planning scheme is therefore required to be consistent with it.

The Strategy sets out 10 'strategic directions' for the region:

- Adopting a more integrated approach to planning and infrastructure.
- Holistically managing residential growth.
- Creating a network of vibrant and attractive activity centres.
- Improving our economic infrastructure.
- Supporting our productive resources.
- Increasing responsiveness to our natural environment
- Improving management of our water resources.
- Supporting strong and healthy communities.
- Making the region nationally and internationally competitive.
- Creating liveable communities.

The Strategy also recognises climate change as a significant challenge and provides for this as an overarching consideration. The regional policies provided within the Strategy necessary to progress towards the above strategic directions are detailed further in Clause 3.0, below, and are not repeated here.

### 2.2.4 **Municipal Setting**

The City of Hobart is Tasmania's capital and the centre of its governance.

It is also a primary business gateway to the State, and the economic hub of both the Metropolitan Area and southern Tasmania overall. On any one week day it is estimated that close to 50% of the population of Greater Hobart would be in the City for working, shopping, education, personal business or leisure purposes

#### **Economy**

The City of Hobart is the place of employment for 46,100 people (according to 2011 Census data). The CBD and surrounding area (excluding Sullivans Cove waterfront) provides a workplace for approximately 35,000 people. In respect of tourism the City of Hobart is also visited by a large number of interstate tourists – just under 600,000 people annually.

The economic base of the City is provided by service industries. According to 2011 Census data, Public Administration and Safety is the City's biggest industry by

employment, with just under 20% of the total number of people that work in the City of Hobart. Next follows Health Care and Social Assistance, at just over 16.2% of the total number, Education and Training at 10%, and Retail Trade and Professional, Scientific and Technical Services at 9%.

Education is important in terms of value adding to the City's economy, with the University registering a growth in student numbers at the Hobart campuses between 2001 and 2006 of 2,740 to a total of over 11,100, and an additional 2,790 between 2006 and 2012 to 13,890. Significantly, international student numbers grew by almost 1,000 to over 1,700 between 2001 and 2006, and subsequently a further 500 to over 2,200 in 2012.

Hobart also plays host to an emerging cluster of Southern Oceans and Antarctic research related institutions – the largest such gathering in the Southern Hemisphere and the second largest in the World. The growth of this particular area offers significant opportunities for the City in the future.

Despite persistently very low vacancy rates for 'A' grade office accommodation there is no evidence of a significant change in the rate of major office development, which has slowed since the early 1990's.

So far as the retail and commercial sector is concerned the consolidation and enhancement of the CBD's function and attractiveness, following the Council's re-vitalisation program of works, needs to be maintained. The emergence of a precinct to the north of the CBD containing a range of national bulky foods retailers should continue to complement the personal comparison shopping and food outlets that make up the CBD and the more specialist retailers.

The area adjacent to the CBD provides a whole range of service industries which are an important support sector to the CBD. It will also continue to provide medium density mixed use development opportunities, including those with a residential component.

### **Community**

Hobart's population declined from the 1960s as the metropolitan area developed and grew. This has been arrested to the extent that from 1996 to 2011 the population increased from 46,676 to 48,703.

The process of an ageing permanent resident population in Hobart has been masked by the high student population centred on the University. In fact, uniquely in Tasmania, the median age of the City's population has effectively levelled out due to this. The median age in 2011 was 38.

In addition, the continuing fall in the size of households from well over 3 persons in the 1970s to 2.3 in 1996 and then 2.2 in 2001, but since 2006 has been 2.3 persons. A significant increase in the future does not seem likely, however as a 'household' includes all people living in a house despite their relationship, increasing households of university students may cause this figure to stabilise or increase slightly.

This combination of population growth and a declining household occupancy rate has been reflected in the continuing development of additional housing, although not at the rates of the municipal areas of the other Councils in the Hobart Metropolitan Area. The total number of dwellings in Hobart as of 2011 is 19,612 occupied dwellings, with an addition of 2,487 unoccupied dwellings, totalling 22,099 dwellings. In 2006 there were 18,966 dwellings, however the number of unoccupied dwellings was not calculated. This is a difference of 646 occupied dwellings.

House types have ranged from the traditional one house per lot to a range of smaller detached or conjoined houses developed on new lots or as additional development on existing developed lots.

In the 1990s and the years since the turn of the century there has also been a significant number of developments in the apartment sector. Between 2006 and 2011, the number of occupied flats, apartments and townhouses grew from 5,537 in 2006 to 6,041 in 2011 (although unoccupied dwelling units were not taken into consideration in this data).

At the same time, rural living on larger lots in the suburbs of Fern Tree and Ridgeway have continued to provide yet a further, and unique, capital city lifestyle option in addition to those offered by suburban, central city and waterfront locations.

The popularity of inner City living and the attractiveness of the City's extensive 19th Century or early 20th Century housing stock has resulted in the gentrification of the City. Socio-economically, Hobart has a score of 1058 on the Social – Economic Indexes for Areas, ranking it higher than any other local government area in Tasmania. It has lower unemployment, salaries and household incomes above the regional average, and a very high proportion of the workforce in the 'professional' category compared to national averages.

Notwithstanding the underlying ageing of the population, it is expected that demand for a range of residential types will continue. Any future shift from the family home to either smaller properties or smaller dwellings (or both), as well as to retirement villages or differing categories of aged care accommodation, is likely to be partly dependent on how healthy and active people are as well as on availability.

Hobart accommodates a number of major institutions that are not only significant contributors to the City's employment and economic base, but also key community services providers. These include five major hospitals and fire, police and emergency service headquarters.

Educationally, in addition to the tertiary facility provided by the University, the City hosts a TAFE and two colleges, two state high schools, numerous primary schools and independent schools from K to Year 12. Hobart is therefore a major service provider for educational services fulfilling local, district, regional, state and international student needs.

The City is also the major centre for arts and entertainment in Tasmania including theatres, the multiplex cinema facility, the Federation Concert Hall and the Tasmania Museum and Art Gallery, as well as the retail arts and crafts outlets around the waterfront.

Eating and leisure is also a major feature of City life. There are the CBD lunchtime cafes and takeaway outlets and the Sullivans Cove eating establishments, with the North Hobart precinct providing a popular restaurant centre for dining out. These areas are the most significant contributors to the Greater Hobart night time leisure economy.

As well as local parks and sports fields the City is home to major facilities such as the Athletics, Tennis and Aquatic Centres on the Domain, and a range of other regional sporting facilities.

### **The Built and Natural Environments**

Hobart's dramatic landscape setting, with Mount Wellington and its range as its backdrop and the River Derwent as its frontage, is the City's environmental address.

61% of the municipal area of Hobart is bushland, of which 38% is managed by the Council; the rest is owned by the Crown or in private ownership. Very little of this is endowed with any urban development potential due to its environmental values or physical hazards and constraints.

Mount Wellington, with its natural alpine qualities, attracts sight seeing tourists and recreational users. The Wellington Park Management Trust and the Management Plan for the park area provides the framework for the sustainable management of what is a unique environmental asset for a capital City in Australia.

The City's River Derwent edge extends for some 16.8km and has a range of land uses adjacent to it, from suburban cliff top and beach side housing in the south, along Battery Point and the Port, to the open space at Cornelian Bay and the Selfs Point oil tanker terminal and depot in the north.

Access to the river is highly valued. Its protection, and that of its catchment rivulets, from sedimentation as well as pollution remains a key governance responsibility.

Hobart, as the oldest municipality in the Greater Hobart Area, contains a large number of heritage buildings, including important ecclesiastical ones. The collective value of this diverse stock is one of the City's key assets and a characteristic which needs to be protected, not only for its intrinsic cultural heritage value but also because of the contribution of heritage to the City, through its attraction as a visitor destination and the associated economic value.

Heritage Areas cover 19.4% of Hobart's urban area and 7.2% of the municipality overall. It is within these that most of the individually listed 'places' of cultural heritage significance are located.

### **Infrastructure Capacity and Management**

In terms of physical infrastructure provision and capacity, there are generally no significant constraints on the development of remaining undeveloped land that has been identified as being capable or suitable for urban use or residential infill, except for some defined areas. In some of those areas, augmentation of infrastructure is planned in the future in order to provide infrastructure that will satisfy the needs of the community.

The rural settlements of Fern Tree and Ridgeway will not be serviced by a public sewerage system for the foreseeable future, unless the necessity to minimise public health and environmental concerns arises.

In commercial areas the redevelopment of land can be accommodated. Hobart has substantial infrastructure capacity and has spare capacity varying throughout Hobart, although for a particular site the built infrastructure may have limitations.

So far as transportation is concerned, Hobart's arterial network and the Tasman Bridge provide sufficient capacity excepting at peak commuter travel times. In the absence of any real options to expand the network capacity, opportunities for managing the demand for travel will increasingly need to be pursued for reasons of efficiency, health and amenity.

The provision, protection and maintenance of high quality infrastructure remains a critical prerequisite to the future planning of the City.

### **Climate Change**

The overarching universal issue for all human settlements and their planning is climate change.



The reduction of greenhouse gas emissions is a general imperative of governance at all levels. So far as Hobart is concerned however, whilst the geographic extent of the City’s urban development is physically limited, its contribution to limiting the environmental footprint of the metropolitan area overall though higher density redevelopment is clearly limited by the importance that the community attaches to one of the very qualities that make Hobart attractive as a place to live, work or visit – the scale and heritage of its built environment.

Effective and equitable measures to reduce the reliance of individual buildings on fossil fuels and their impact need to address all property, not simply be a requirement on those sites which are the subject of new development or, more commonly, minor extensions. Building construction design or ‘refit’ technology requirements introduced through changes in the building regulation regime or other legislative change, supported by a range of incentives and initiatives to use alternative renewable sources of power, is a primary means of realising green house gas emission reduction.

In Hobart, the most identifiable consequence of climate change is the threat of sea level rise. This poses more risk management issues for civic infrastructure and assets than it presents in terms of constraints on development. Whatever its progressive extent and time frames, the limited areas currently identified as vulnerable are already developed. As such statutory planning does not provide a key vehicle for mitigating the impacts of sea level rise on public assets, or more particularly private property that may not be subject to any further development.

### 3.0 Planning Scheme Objectives

#### 3.0.1 R Infrastructure: Regional Objectives

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To adopt a more integrated approach to planning and infrastructure. |                             |
| Desired Outcomes:   | Outcomes to be achieved by: |

|  |   |
|--|---|
| <p>(a) The efficiency of existing physical infrastructure is maximised.</p> <p>(b) Physical infrastructure and servicing is planned, co-ordinated and delivered in a timely manner to support the regional settlement pattern and specific growth management strategies.</p> <p>(c) An integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner is developed and maintained.</p> | <p>(a) Confining land zoned for urban development to within the Urban Growth Boundary.</p> <p>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Facilitating developer charges for off-site infrastructure provision which send the correct price signals to ensure the most efficient use of infrastructure overall.</p> <p>(d) Protecting the function and safety of transport infrastructure through a road and rail assets code.</p> <p>(e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards.</p> <p>(f) Recognising and protecting major utilities through the use of the Utilities Zone.</p> <p>(g) Protecting land identified for future major roads from inappropriate or premature development by applying the Particular Purpose Zone 2 – Future Road Corridor.</p> |
|--|---|

3.0.1 L Infrastructure: Local Objectives

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To facilitate land use and development through the provision of physical infrastructure and mains services capacity appropriate to the location and purpose of the land. |                             |
| Desired Outcomes:  | Outcomes to be achieved by: |

|  |   |
|--|---|
| <p>(a) New physical infrastructure provision by Council or by other utility or service providers is developed so as to contribute positively to environmental outcomes and public amenity, and is of a standard of construction that is acceptable for installation and management as a public asset.</p> <p>(b) The efficient and effective protection and maintenance of existing Council and other utility or service provider's infrastructure.</p> <p>(c) The protection of drainage infrastructure from sedimentation and contamination.</p> | <p>The application of the Stormwater Management Code and zone provisions.</p> |
|--|---|

### 3.0.2 R Residential Growth: Regional Objectives

|  |  |
|--|--|
| Objective:   |  |
| To manage residential growth holistically.   |  |
| Desired Outcomes:  | Outcomes to be achieved by:  |
| <p>(a) A sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.</p> <p>(b) Residential growth for Greater Hobart is managed on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.</p> <p>(c) Greenfield land for residential purposes is provided across the Greenfield Development Precincts identified in the Strategy.</p> <p>(d) Densities are increased to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 m of integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.</p> <p>(e) Achieve residential infill growth target of 3312 dwellings.</p> | <p>(a) Confining land zoned for urban development to within the Urban Growth Boundary.</p> <p>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Protecting land identified for future urban development (Greenfield Development Precincts) from inappropriate or premature development by applying the Particular Purpose Zone 1 – Urban/Settlement Growth Zone for the Greenfield Development Precincts in the municipal area.</p> |

|   |   |
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| <p>(f) A greater mix of residential dwelling types across the area is encouraged with a particular focus on dwelling types that will provide for demographic change including an ageing population.</p> <p>(g) The redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.</p> <p>(h) The supply of affordable housing is increased.</p> | <p>(d) Ensuring that the sum of all land zoned for Residential purposes within Greater Hobart does not encompass more than a 10 year supply of residential land at any one point in time.</p> <p>(e) Facilitating densification within inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards.</p> <p>(f) Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or if not fully serviced where they are capable of being serviced.</p> <p>(g) Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density).</p> <p>(h) Applying the Inner Residential Zone to inner urban areas where full services exist, in close proximity to good public transport, services, facilities and employment opportunities.</p> <p>(i) Providing zone standards so that land zoned Inner Residential is developed at a minimum of 25 dwellings per hectare (net density), with all forms of residential use permitted.</p> <p>(j) Applying the Low Density Residential Zone only where necessary to manage land values or hazards, where full services are not available and are unlikely to become available, or to acknowledge existing areas or to acknowledge existing low density areas.</p> |
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3.0.2 L Residential Growth: Local Objectives

3.0.3 R Activity Centres: Regional Objectives

Objective:

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|--|---|
| To create a network of vibrant and attractive activity centres.  |   |
| Desired Outcomes:  | Outcomes to be achieved by:   |
| <p>(a) Employment, retail and commercial uses, community services and opportunities for social interaction are focused in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</p> <p>(b) The role and function of the Primary and Principal Activity Centres are reinforced as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</p> <p>(c) Activity Centres focus on people and their amenity and give the priority to creation of pedestrian orientated environments.</p> | <p>(a) Applying the Central Business Zone to the core of the Hobart Activity Centre, being Principle/Primary Activity Centre within the Activity Centre Network.</p> <p>(b) Applying the General Business Zone to the core of the North Hobart and Sandy Bay Activity Centres, being Major Centre/Rural Services Centre within the Activity Centre Network.</p> <p>(c) Applying the Local Business Zone to the core of the Mt Nelson, Lower Sandy Bay, Fern Tree and South Hobart Activity Centres, being Minor/Town Centre or Local Strip within the Activity Centre Network.</p> <p>(d) Applying the Commercial zone to the fringes of the Hobart CBD.</p> <p>(e) Preventing out-of-centre commercial development, other than that which services local needs.</p> <p>(f) Providing development standards requiring high quality urban design and pedestrian amenity which provides for active street frontage layouts and respects the character of the urban area.</p> <p>(g) Providing development standards that support improved use of public transport and alternative modes of transport.</p> |

3.0.3 L Activity Centres: Local Objectives

3.0.4 R Economic Infrastructure: Regional Objectives

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| Objective:                                       |                             |
| To improve the region's economic infrastructure. |                             |
| Desired Outcomes:                                | Outcomes to be achieved by: |

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| (a) The supply of well-sited industrial land is identified, protected and managed to meet regional need across the 5, 15 and 30 year horizons. | (a) Applying the Light Industrial Zone to parts of North Hobart recognising the lower level impact industrial uses in the area.  |
| (b) Existing strategically located export orientated industries are protected and managed.   | (b) Applying the Port and Marine Zone to the Selfs Point oil and gas storage facilities recognising the regional strategic importance of the port and marine activities. |
| (c) Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.          | (c) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of an attenuation code.                                       |

3.0.4 L Economic Infrastructure: Local Objectives

3.0.5 R Productive Resources: Regional Objectives

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|--|---|
| Objective:   |   |
| To support the region's productive resources.  |   |
| Desired Outcomes:  | Outcomes to be achieved by:   |
| (a) Agricultural production on land identified as regionally significant is supported by affording it the highest level of protection from fettering or conversion to non-agricultural uses. | (a) Recognising and protecting districts comprised of substantial areas of identified significant agricultural land by applying the Significant Agriculture Zone.   |
| (b) The value of non-significant agricultural land is managed and protected in a manner that recognises sub-regional diversity in land and production characteristics.                       | (b) Prohibiting or substantially restricting non-agricultural uses within the Significant Agriculture Zone, allowing for such uses only where ancillary and/or subservient.   |
| (c) Regionally significant extractive industries are supported and protected.  | (c) Providing large buffer distance between significant agriculture and residential development, and allow residential development otherwise only where it can be demonstrated that it will not fetter agriculture uses on neighbouring land. |
| (d) The aquaculture industry is supported.   | (d) Restricting subdivision within the Significant Agriculture Zone to that necessary to facilitate the use of the land for agriculture.  |
| (e) The forest industry is supported.  | (e) Providing for down-stream processing of agricultural products 'on farm'.  |
|  | (f) Minimising the use of significant agricultural land for plantation forestry.  |

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|  | <p>(g) Providing for non-agricultural resource development, such as forestry, extractive industry and onshore aquaculture facilities within the Rural Resource Zone.</p> <p>(h) Providing subdivision standards in the Rural Resource Zone that are consistent with the optimum size for the predominating agricultural enterprise.</p> <p>(i) Providing for resource processing industries within the Rural Resource Zone.</p> |
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3.0.5 L Productive Resources: Local Objectives

3.0.6 R Natural Environment: Regional Objectives

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| Objective:  |  |
| To increase responsiveness to the region's natural environment.   |  |
| Desired Outcomes:   | Outcomes to be achieved by:  |
| <p>(a) The region's biodiversity is not significantly diminished and ecosystems' resilience to the impacts of climate change is facilitated.</p> <p>(b) Significant areas of threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these, are recognised and protected.</p> <p>(c) The biodiversity and conservation values of the Reserve Estate are protected.</p> <p>(d) The spread of declared weeds under the <i>Weed Management Act 1999</i> and other weeds of local significance is prevented and their removal is facilitated.</p> <p>(e) There is a response to the risk of soil erosion and dispersive and acid sulphate soils.</p> <p>(f) Significant biodiversity, landscape, scenic and cultural values of the region's coast are recognised and protected.</p> <p>(g) Use and development in coastal areas is responsive to effects of climate change</p> | <p>(a) Protecting land with the highest environmental values through the application of the Environmental Management Zone.</p> <p>(b) Protecting significant environmental values through codes dealing with biodiversity, landscape, wetlands &amp; waterways and water quality &amp; stormwater.</p> <p>(c) Avoid applying urban zones and the Significant Agriculture Zone to land with significant environmental values.</p> <p>(d) Allow biodiversity 'off sets' to compensate for loss of environmental values if Council policy has determined that such values cannot be lost without compensation.</p> <p>(e) Providing appropriate setbacks for development from the boundaries of reserved land.</p> <p>(f) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites through construction management provisions.</p> |

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| <p>including sea level rise, coastal inundation and shoreline recession.</p>   | <p>(g) Avoiding zoning any further land for urban development identified as at risk from rising sea levels.</p>   |
| <p>(h) The risk of loss of life and property from bushfires is minimised.</p>  | <p>(h) Back-zoning land identified as potentially at risk from rising sea levels where not substantially developed.</p>   |
| <p>(i) The risk of loss of life and property from flooding is minimised.</p>   | <p>(i) Managing areas identified as potentially at risk from rising sea levels through a coastal hazards code.</p>  |
| <p>(j) Life and property is protected from possible effects of land instability.</p>   | <p>(j) Recognising and protecting climate refugia through appropriate zoning and/or code.</p>   |
| <p>(k) Land and groundwater is protected from site contamination and progressive remediation of contaminated land required where a risk to human health or the environment exists.</p> | <p>(k) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</p>   |
|  | <p>(l) Avoiding zoning any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils for urban development.</p>                                 |
|  | <p>(m) Recognising areas at risk from bushfire and managing use and development accordingly through a bushfire prone areas code.</p>  |
|  | <p>(n) Recognising areas at risk from flooding and managing use and development accordingly through a flood prone areas code.</p>   |
|  | <p>(o) Recognising areas at risk from land instability and managing use and development accordingly through a landslip code.</p>  |
|  | <p>(p) Recognising areas potentially at risk from site contamination and managing use and development accordingly through a potentially contaminated land code.</p>   |
|  | <p>(q) Recognising areas at risk from soil erosion, dispersive and acid sulphate soils and managing use and development accordingly through construction management provisions and an acid sulphate soils code.</p> |



3.0.6 L Natural Environment: Local Objectives

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|---|---|
| Objective:  |   |
| To maintain and enhance the natural environmental values within Hobart.   |   |
| Desired Outcomes:   | Outcomes to be achieved by:   |
| <p>(a) Maintenance of the varying landscape characters of Mount Wellington, its foothills and other highly prominent ridges and places.</p> <p>(b) Retention of existing bushland for its native fauna and flora habitat or corridor values in those parts of the City not identified for urban development.</p> <p>(c) Conservation of areas of significant vegetation or individual trees that have important aesthetic, heritage and environmental values.</p> <p>(d) The protection of the River Derwent from pollution or sedimentation and the conservation and enhancement of its foreshore areas and other waterways.</p> | <p>The application of the Environmental Management, Environmental Living and Open Space Zones, and the Biodiversity, Waterway and Coastal Protection and Significant Trees Codes.</p> |

3.0.7 R Water Resources: Regional Objectives

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|---|---|
| Objective:  |   |
| To improve management of the region's water resources.  |   |
| Desired Outcomes:   | Outcomes to be achieved by:   |
| <p>(a) The ecological health, environmental values and water quality of surface and groundwater, including waterways, drinking water catchments, wetlands and estuaries are protected and managed.</p> <p>(b) Wetlands and waterways are managed for their water quality, scenic, biodiversity, tourism and recreational values.</p> <p>(c) The sustainable use of water is encouraged to decrease pressure on water supplies and</p> | <p>(a) Protecting environmental values of waterways generally through a number of codes.</p> <p>(b) Minimising loss of riparian native vegetation in particular through a code dealing with wetlands &amp; waterways.</p> <p>(c) Requiring total water cycle management and water sensitive urban design principles to be applied to relevant development.</p> <p>(d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread</p> |

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| reduce long-term cost of infrastructure provision. | of weeds from development sites through construction management provisions.<br><br>(e) Facilitating the use of rainwater tanks in residential areas. |
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3.0.7 L Water Resources: Local Objectives

3.0.8 R Healthy Communities: Regional Objectives

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| Objective:  |  |
| To support strong and healthy communities.  |  |
| Desired Outcomes:   | Outcomes to be achieved by:  |
| (a) High quality social and community facilities are provided to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.             | (a) Providing flexibility within the planning scheme for a variety of housing types in all residential areas, and ensuring it does not discriminate against social and affordable housing.   |
| (b) A broad distribution and variety of social housing is provided in areas with good public transport accessibility or in proximity to employment, education and other community services. | (b) Providing flexibility within the planning scheme for the development of aged care and nursing home facilities particularly in close proximity to activity centres and public transport routes.<br><br>(c) Providing for options within the planning scheme to facilitate the aged continuing to live within their communities, and with their families, for as long as possible.<br><br>(d) Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone.<br><br>(e) Including planning scheme provisions pertaining to Crime Protection through Environmental Design principles.<br><br>(f) Applying the Recreation Zone to land accommodating active sporting facilities. |

3.0.8 L Healthy Communities: Local Objectives

3.0.9 R Competitiveness: Regional Objectives

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| Objective:  |
| To make the Southern Tasmanian region nationally and internationally competitive. |

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| Desired Outcomes:  | Outcomes to be achieved by:  |
| <p>(a) Strategic economic opportunities for Southern Tasmania are supported and protected.</p> <p>(b) Innovative and sustainable tourism is provided for the region.</p> | <p>(a) Ensuring key industries are appropriately zoned and provided for.</p> <p>(b) Providing for minor tourism use and development in all appropriate zones.</p> <p>(c) Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 43A applications.</p> |

### 3.0.9 L Competitiveness: Local Objectives

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|--|---|
| Objective:   |   |
| To make the municipal area competitive on a State, national and international basis.   |   |
| Desired Outcomes:  | Outcomes to be achieved by:   |
| <p>(a) Maintenance of the CBD as the pre-eminent public administration, financial and professional service, commercial and retail centre in Tasmania.</p> <p>(b) The City of Hobart as a centre for education and research is enhanced with the support of student accommodation.</p> <p>(c) The primary role of Hobart as a principal destination for tourists and conference visitors to Tasmania is maintained.</p> <p>(d) The range of business servicing the central City and its workforce are maintained and accommodated in areas adjacent or close to the major CBD office and retail area.</p> <p>(e) The continuation and evolution of a range of community facilities and services, including major hospitals, in locations where they can provide a scale of facilities and level of accessibility compatible with surrounding land use is facilitated.</p> | The application of the Central Business, Commercial and Particular Purpose Zones. |

### 3.0.10 R Liveability: Regional Objectives

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| Objective: |
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|   |   |
|---|---|
| To create liveable communities.   |   |
| Desired Outcomes:   | Outcomes to be achieved by:   |
| <p>(a) An integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well-being, amenity, environmental sustainability and the economy.</p> <p>(b) A regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.</p> <p>(c) Aboriginal heritage values within the region are recognised, retained and protected for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>(d) Historic cultural heritage values are recognised, retained and protected within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>(e) Significant cultural landscapes are recognised and managed throughout the region to protect their key values.</p> <p>(f) Archaeological values are recognised and managed throughout the region to preserve their key values.</p> | <p>(a) Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively.</p> <p>(b) Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of at least local significance within a local heritage code, particularly where not recognised and protected at the State level.</p> <p>(c) Ensure development proponents are aware of their responsibilities under the <i>Aboriginal Relics Act 1975</i>.</p> <p>(d) Applying the Environmental Management or Environmental Living zones, or a landscape protection code, to recognised significant landscapes, particularly key skylines and ridgelines around Greater Hobart.</p> <p>(e) Ensuring development standards address open space, design and appearance issues.</p> |

3.0.10 L Liveability: Local Objectives

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| Objective:  |                             |
| To maintain and enhance Hobart's character and cultural heritage. |                             |
| Desired Outcomes:   | Outcomes to be achieved by: |

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| <p>(a) Development is appropriate to the intended function, scale and density of the area and improves its physical character.</p> <p>(b) The character of those parts of the City having strong heritage values – whether architectural, aesthetic, community or cultural heritage – or other identified qualities is reinforced.</p> <p>(c) Future development is consistent with the forms of development that contribute to the cultural heritage values of an area and is subservient to the preservation of historic townscape and architectural elements.</p> <p>(d) Development affecting places or areas of cultural heritage value does not try to imitate or mimic existing styles, but is accommodated without new forms of development becoming dominant.</p> <p>(e) The renovation of places and areas of cultural heritage value and the recycling and re-use of materials is encouraged.</p> <p>(f) Demolition is limited to that which removes buildings or structures that are unsafe, incongruous or where it is essential to facilitate the desired development of land.</p> <p>(g) Development which enhances public urban space and in particular that which replaces development that is out of keeping with the character of the area is encouraged.</p> | <p>The application of appropriate zone provisions and the Historic Heritage Code.</p> |
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3.0.11 L Accessibility: Local Objectives

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| Objective:   |  |
| To make community facilities and services easily accessible.   |  |
| Desired Outcomes:  | Outcomes to be achieved by:  |
| <p>(a) The provision of a range of local facilities and services within existing centres that meet the needs of residents.</p> | <p>The application of appropriate zone provisions and the Parking and Access Code.</p> |

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| <p>(b) The provision of facilities for those wishing to walk or cycle to work.</p> <p>(c) Retail or other major people attracting destinations are adequately provided with access and infrastructure for pedestrians and cyclists as well as private or public vehicular transport.</p> <p>(d) Opportunities for extending safe and pleasant pedestrian linkages between the City's suburbs, public open space and other places or destinations attractive to the community and visitors are exploited.</p> <p>(e) Increased access for the community along the foreshore of the River Derwent is encouraged and facilitated.</p> <p>(f) Opportunities to render the City streets and other public spaces more user friendly for those with disabilities are exploited when works are proposed.</p> |  |
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### 3.0.12 - L Culture: Local Objectives

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| Objective:  |   |
| To support cultural activities  |   |
| Desired Outcomes:   | Outcomes to be achieved by:   |
| <p>(a) Entertainment, the arts and cultural activities that promote the distinctive character of the City and its lifestyle opportunities is encouraged.</p> <p>(b) The use of City streets and other public space for outdoor leisure, recreation and al fresco eating activity in locations where this adds vibrancy to Hobart without detriment to private residential amenity is encouraged.</p> <p>(c) Uses supporting the night time economy of the City are provided in locations where there is least conflict with the private or public amenity.</p> <p>(d) Works in public parks and other public spaces that provide for events and</p> | <p>The application of the Recreation, Open Space and Central, General and Local Business Zones.</p> |

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| activities for all ages and cultures consistent with their location and accessibility are facilitated. |  |
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## Part B

# Administration

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### 4.0 Interpretation

#### 4.1 Planning Terms and Definitions

4.1.1 Terms in this planning scheme have their ordinary meaning unless they are defined in the Act or specifically defined in subclause 4.1.3 or in a code in Part E or a specific area plan in Part F.

4.1.2 In this planning scheme a reference to a Use Table is a reference to the Use Table in a zone in Part D or specific area plan in Part F.

4.1.3 In this planning scheme, unless the contrary intention appears:

|                           |   |
|---------------------------|---|
| Act                       | means the <i>Land Use Planning and Approvals Act 1993</i> .   |
| access                    | means land over which a vehicle enters or leaves a road from land adjoining a road.   |
| access strip              | means land, the purpose of which is to provide access to a road.  |
| adult entertainment venue | means the use of land for the purpose of providing sexually explicit entertainment for adults only, and may include provision of food and drink.  |
| adult sex product shop    | means use of land to sell or hire sexually explicit material, including but not limited to:<br><br>(a) publications classified as restricted under the <i>Classification (Publications, Films and Computer Games) (Enforcement) Act 1995</i> ; and<br><br>(b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour. |
| agency                    | means:<br><br>(a) a department or other agency of Government of the State or of the Commonwealth; or<br><br>(b) an authority of the State or of the Commonwealth established for a public purpose.  |
| agricultural land         | means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or  |



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|                          | would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.   |
| agricultural use         | means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.   |
| AHD                      | means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the Geodetic Datum of Australia Technical Manual version 2.3(1).   |
| amenity                  | means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.   |
| amphitheatre to the Cove | means the layering of rising ground from the water plane to the landform horizon, climbing away from the earlier rivulet outfalls as the low point into Sullivans Cove, incorporating adjacent hills and ridges, especially to the west and north-west, and also flanked by distinct headlands (see Figures 22.7 and 22.8).  |
| amusement parlour        | <p>means use of land for a building that contains:</p> <ul style="list-style-type: none"> <li>(a) 3 or more coin, card, or token operated amusement machines;</li> <li>(b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by 3 or more people simultaneously;</li> <li>(c) 2 or more coin, card, or token operated billiard, snooker, or pool tables; or</li> <li>(d) the conduct of laser games or similar.</li> </ul> <p>It does not include gambling machines or premises included in the Hotel industry use class as described in Table 8.2.</p> |
| ancillary dwelling       | <p>means an additional dwelling:</p> <ul style="list-style-type: none"> <li>(a) with a floor area not greater than 60m<sup>2</sup>;</li> <li>(b) that is appurtenant to a single dwelling; and</li> <li>(c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.</li> </ul>  |

|                                 |  |
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| animal pound                    | means use of land for an enclosure for confining stray or homeless animals.  |
| animal salesyard                | means use of land to buy and sell farm animals, and hold such animals for purchase or sale.  |
| annual exceedance probability   | means the probability of an event with a certain magnitude being exceeded in any one year.   |
| applicable standard             | means as defined in subclause 7.5.2.   |
| application                     | means an application for a permit made under this planning scheme.   |
| aquaculture                     | means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.                           |
| art and craft centre            | means use of land to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings and sculpture.  |
| basement                        | means a storey either below ground level or that projects no more than one metre above finished ground level.  |
| basin                           | means the low ground area accentuated by the course of the Hobart Rivulet and located between surrounding ridges and hills (see Figures 22.7 and 22.8).                        |
| bed and breakfast establishment | means part of a dwelling used by its resident to provide, on a short-term commercial basis, accommodation and breakfast for persons away from their normal place of residence. |
| biodiversity                    | means biological diversity as defined under the <i>Nature Conservation Act 2002</i> .  |
| boarding house                  | means use of land for a dwelling in which lodgers rent one or more rooms, generally for extended periods, and some parts of the dwelling are shared by all lodgers.            |
| boat and caravan storage        | means use of land to store boats, caravans, or vehicle-towed boat trailers.  |
| building                        | means as defined in the Act.   |
| building area                   | means the area shown on a plan or plan of subdivision to indicate where all buildings will be located.   |
| building envelope               | means the three-dimensional space within which buildings are to occur.   |

|                                    |   |
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| building height                    | means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.  |
| building line                      | means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.   |
| camping and caravan park           | means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.   |
| cinema                             | means use of land to display films, videos or other moving images to persons for reward.  |
| clearance and conversion           | means as defined in the <i>Forest Practices Act 1985</i> .  |
| coastal zone                       | means as described in section 5 of the <i>State Coastal Policy Validation Act 2003</i> .  |
| communal residence                 | means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.  |
| consulting room                    | means use of land by a registered practitioner of any therapeutic art or science, other than service provided by a medical centre.  |
| controlled environment agriculture | means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium. Examples include greenhouses, polythene covered structures, and hydroponic facilities. |
| council                            | means as defined in the Act.  |
| crop raising                       | means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, and vegetables.  |
| day respite centre                 | means use of land for day-time respite care for the aged or persons with disabilities.  |
| declared weeds                     | means as defined in the <i>Weed Management Act 1999</i> .   |
| demolition                         | means the intentional damaging, destruction or removal of any building or works in whole or in part.  |

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| desired future character    | means the desired character for a particular area set out in the planning scheme.   |
| development                 | means as defined in the Act.  |
| development area            | means the area of land occupied by development including its yard, outbuildings, car parking, driveways, storage areas, landscaping and wastewater disposal areas.  |
| dwelling                    | means a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling. |
| effective date              | means the date on which the planning scheme came into effect.   |
| employment training centre  | means use of land to provide education and training to jobseekers and unemployed persons.   |
| environmental harm          | means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .  |
| environmental nuisance      | means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .  |
| existing ground level       | when used in respect of a development, means the level of a site at any point before the development occurs.  |
| existing non-conforming use | means a use which is prohibited under the planning scheme but is one to which ss12(1)-(7) of the Act applies.   |
| finished ground level       | when used in respect of a development, means the level of a site at any point after the development has been completed.   |
| forestry operations         | means as defined in the Act.  |
| Forest Practices Plan       | means a Forest Practices Plan under the Forest Practices Code 2000.   |
| frontage                    | means a boundary of a lot which abuts a road.   |
| function centre             | means use of land, by arrangement, to cater for private functions, and in which food and drink may be served. It may include entertainment and dancing.   |
| funeral parlour             | means use of land to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.  |

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| gross floor area    | means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.  |
| habitable building  | means a building of Class 1 - 9 of the Building Code of Australia.  |
| habitable room      | means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.   |
| habitat corridor    | means an area or network of areas, not necessarily continuous, which enables migration, colonisation or interbreeding of flora or fauna species between two or more areas of habitat.   |
| home-based business | <p>means use of part of a dwelling by a resident for non-residential purposes if:</p> <ul style="list-style-type: none"> <li>(a) no more than 50m<sup>2</sup> of floor area of the dwelling is used for the non-residential purposes;</li> <li>(b) the person conducting the business normally uses the dwelling as their principal place of residence;</li> <li>(c) it does not involve employment of more than 2 workers who do not reside at the dwelling;</li> <li>(d) any load on a utility is no greater than for a domestic use;</li> <li>(e) there is no activity that causes electrical interference to other land;</li> <li>(f) there is, on the site, no storage of hazardous materials;</li> <li>(g) there is, on the site, no display of goods for sale;</li> <li>(h) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m<sup>2</sup> in area;</li> <li>(i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident;</li> <li>(j) not more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and</li> <li>(k) all vehicles used by the business are parked on the site.</li> </ul> |
| hostel              | means a supervised place of accommodation, usually supplying board and lodging for students, nurses or the like.  |
| hours of operation  | means the hours that a use is open to the public or conducting activities related to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.   |

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| individually prominent building      | means in contrast with buildings in the vicinity, a building that is significantly higher or more pronounced or has a larger apparent size within the townscape or when viewed in street elevation.   |
| intensive animal husbandry           | means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a cattle feedlot, broiler farm or piggery. |
| internal lot                         | means a lot:<br><br>(a) lying predominantly behind another lot; and<br><br>(b) having access to a road by an access strip, private road or right of way.  |
| junction                             | means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.  |
| land                                 | means as defined in the Act.  |
| Level 2 Activity                     | means as defined under the <i>Environmental Management and Pollution Control Act 1994</i> .   |
| level crossing                       | means as defined in section 35 of the <i>Rail Infrastructure Act 2007</i> .   |
| liquid fuel depot                    | means use of land for the storage, wholesale and distribution of liquid fuel.   |
| local historic heritage significance | means the significance in relation to a heritage place or heritage precinct as identified in a code relating to heritage values, or in a report prepared by a suitably qualified person if not identified in the code.                          |
| local shop                           | means land used for the sale of grocery or convenience items where the gross floor area does not exceed 200m <sup>2</sup> .   |
| lot                                  | means a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the <i>Strata Titles Act 1998</i> .  |
| marina                               | means use of land to moor boats, or store boats above or adjacent to the water. It includes boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.  |
| marine farming shore facility        | means use of land to provide on-shore support infrastructure and facilities for off-shore aquaculture but does not include processing of fish.  |
| market                               | means use of land to sell goods, including but not limited to foodstuffs, from stalls.  |

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| medical centre                       | means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.  |
| mezzanine                            | means an intermediate floor within a room.  |
| minor utilities                      | means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv. |
| motel                                | means use of land to provide accommodation in serviced rooms for persons away from their normal place of residence, where provision is made for parking of guests' vehicles convenient to their rooms.  |
| motor repairs                        | means use of land to repair or service motor vehicles, and includes the fitting of motor vehicle accessories.   |
| motor vehicle, boat or caravan sales | means use of land to sell or hire motor vehicles, boats, or caravans. It includes the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories for motor vehicles, boats or caravans.  |
| multiple dwellings                   | means 2 or more dwellings on a site.  |
| museum                               | means use of land to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.  |
| native vegetation                    | means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.   |
| natural ground level                 | means the natural level of a site at any point.   |
| net density                          | means the density of development excluding areas set aside for roads and public open space.   |
| office                               | means use of land for administration, or clerical, technical, professional or other similar business activities.  |
| outbuilding                          | means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.  |
| outdoor recreation facility          | means use of land for outdoor leisure, recreation, or sport.  |

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| overnight camping area  | means the use of land which is open to public use for holiday and recreational purposes, which purposes involve primarily the setting up and use of tents for overnight accommodation.   |
| panel beating           | means use of land to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.  |
| permeability            | means the ease with which visual connectivity and pedestrian movement within the city can occur. It includes; through-block links or connections, the open space network, the amount of light between buildings above the street wall, and the characteristic landscape connections when viewing out along and beyond the city streets.  |
| permit                  | means as defined in the Act.   |
| planning authority      | means the  |
| plantation forestry     | means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use. |
| plot ratio              | means the gross floor area of all buildings on the site divided by the area of the site.   |
| primary frontage        | means, where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.   |
| primary produce sales   | means use of land to sell unprocessed primary produce grown on the land or adjacent land.  |
| prime agricultural land | means agricultural land classified as Class 1, 2 or 3 land using the Class Definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.  |
| private garden          | means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.   |
| private open space      | means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.  |



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| protrusion                     | means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.   |
| public art gallery             | means use of land to display works of art including ceramics, furniture, glass, paintings, sculptures and textiles, which land is maintained at the public expense, under public control and open to the public generally.   |
| public land                    | means land owned or managed by the Crown, a State authority or a council.  |
| public open space              | means land for public recreation or public gardens or for similar purposes.  |
| rail authority                 | means the agency, authority or business enterprise which has responsibility for rail infrastructure in Tasmania.   |
| railway                        | means as defined in the <i>Rail Infrastructure Act 2007</i> .  |
| reclaimed floor                | means the flat fill surface of Sullivans Cove having a recognisable identity contained by the natural rise of the topography and the deep water of the harbour, sometimes reinforced by the built form (see Figure 22.7).  |
| refuse disposal                | means use of land to dispose of refuse by landfill, incineration, or other means.  |
| regional land use strategy     | means as defined in the Act.   |
| remand centre                  | means use of land for an institution to which accused persons are sent for detention while awaiting appearance before a court.   |
| reserve management plan        | means a management plan prepared under the <i>National Parks and Reserves Management Act 2002</i> , the <i>Wellington Park Act 1993</i> or the <i>Living Marine Resources Act 1995</i> , or a plan of management prepared for an area reserved under the <i>Crown Lands Act 1976</i> . |
| residential aged care facility | means use of land for accommodation and personal or nursing care for the aged. It includes recreational, health or laundry facilities and services for residents of the facility.  |
| retirement village             | means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.   |
| ribbon development             | means a band of development extending along one or both sides of a road or along the coast.  |

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| road                       | means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.   |
| road authority             | means for State highways or subsidiary roads, within the meaning of the <i>Roads and Jetties Act 1935</i> , the Minister administering that Act and in relation to all other roads, the Council having the control of such road.  |
| scrap yard                 | mean use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.   |
| sensitive use              | means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.   |
| service station            | means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes: <ul style="list-style-type: none"> <li>(a) selling or installing of motor vehicle accessories or parts;</li> <li>(b) selling of food, drinks and other convenience goods;</li> <li>(c) hiring of trailers; and</li> <li>(d) servicing or washing of motor vehicles.</li> </ul> |
| serviced apartment         | means use of land to provide accommodation for persons, who are away from their normal place of residence, in a furnished, self-contained room or suite of rooms designed for short-term and long-term stays, which provides amenities for daily use such as kitchen and laundry facilities.  |
| setback                    | means the distance from any lot boundary to a building on the lot.  |
| shipping container storage | means use of land to store shipping containers and if such use is made of the land, includes the cleaning, repair, servicing, painting or fumigation of the shipping containers.  |
| sign                       | means a device that is intended to give information, advertise or attract attention to a place, product, service or event.  |
| single aspect              | means a dwelling or serviced apartment that has external windows on no more than one building elevation (not including skylights and windows to a light well or ventilation shaft).   |
| single dwelling            | means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.  |

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| site                      | means the lot or lots on which a use or development is located or proposed to be located.  |
| site area per dwelling    | means the area of the site (excluding any access strip) divided by the number of dwellings.  |
| site coverage             | means the proportion of a site (excluding any access strip) covered by roofed buildings.   |
| solar energy installation | means a solar panel, evacuated tube solar collectors, or the like.   |
| solid fuel depot          | means use of land to sell solid fuel, such as briquettes, coal, and firewood.  |
| standard                  | means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.   |
| State authority           | means as defined in the Act.   |
| State-reserved land       | means: <ul style="list-style-type: none"> <li>(a) land owned by the Crown or a State authority and reserved for any purpose under the <i>Nature Conservation Act 2002</i>, or the <i>Crown Lands Act 1976</i>; or</li> <li>(b) fee simple land reserved for any purpose under the <i>Nature Conservation Act 2002</i> where the Director of Parks and Wildlife is the managing authority.</li> </ul>   |
| State waters              | means as defined in s.5 of the <i>Living Marine Resources Management Act 1995</i> .  |
| storey                    | means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.   |
| streetscape               | means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.<br><br>For the purposes of determining streetscape with respect to a particular site, the above factors are relevant if within 100 m of the site. |

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| streetscape pattern       | means the characteristic pattern generated by the street wall, including its vertical dimension (e.g. of traditionally narrow lot widths) and building detail, (e.g. parapets, cornices, awnings) along these frontages.   |
| street wall               | means a wall built on the frontage and forming a continuous or near continuous line of buildings.  |
| subdivide                 | means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: <ul style="list-style-type: none"> <li>(a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building;</li> <li>(b) a lease of airspace around or above a building;</li> <li>(c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years;</li> <li>(d) the creation of a lot on a strata scheme or a staged development scheme under the <i>Strata Titles Act 1998</i>; or</li> <li>(e) an order adhering existing parcels of land.</li> </ul> |
| subdivision               | means the act of subdividing or the lot subject to an act of subdividing.  |
| suitably qualified person | means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.   |
| take away food premises   | means use of land to prepare and sell food and drink primarily for immediate consumption off the premises.   |
| threatened vegetation     | means a threatened native vegetation community that is listed in Schedule 3A of the <i>Nature Conservation Act 2002</i> or a threatened native ecological community that is listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth).  |
| townscape                 | means the urban form of the city and the visual quality of its appearance, it includes the urban landscape and visual environment of the city. As a concept it strives to give order to the form of the city, the pattern of landscape and development of the urban landscape.   |
| traffic impact assessment | means a study prepared by a suitably qualified person that shows the likely effects of traffic generated by use or development on the local environment and on the road or railway networks or both in terms of safety, efficiency and amenity, having regard to present and assumed future conditions. It includes recommendations on measures to be taken to maintain the safety and efficiency of the road or railway networks.   |

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| turf growing           | means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.  |
| urban amphitheatre     | means the setting of central Hobart including the layered rise of landforms rising from the water plane datum to the landform horizons (see Figures 22.7, 22.8 and 22.9).   |
| use                    | means as defined in the Act.  |
| vehicle crossing       | means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.   |
| veterinary centre      | means land used to: <ul style="list-style-type: none"> <li>(a) diagnose animal diseases or disorders;</li> <li>(b) surgically or medically treat animals; or</li> <li>(c) prevent animal diseases or disorders, and includes keeping animals on the premises for those purposes.</li> </ul> |
| video shop             | means use of land to hire out videos, films and computer games.   |
| wall height            | means the vertical distance from natural ground level immediately below the wall to the uppermost part of the wall excluding any roof element.  |
| waste transfer station | means use of land to receive and temporarily store waste before it is disposed of elsewhere.  |
| watercourse            | means a defined channel with a natural or modified bed and banks that carries surface water flows.  |
| wetland                | means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports plants adapted to partial or full inundation and includes an artificial wetland.  |
| wharf                  | means use of land to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.   |
| winery                 | means use of land for the manufacture of vineyard products and if land is so used, includes the display and sale of vineyard products, and the preparation and sale of food and drink for consumption on the premises.  |
| visitor centre         | means land used for the principal purpose of providing information to tourists and may include incidental retail sales and supplementary services to tourism.   |
| works                  | means as defined in the Act.  |

## 5.0 Exemptions

- 5.0.1 Use or development described in Table 5.1 – 5.6 is exempt from requiring a permit under this planning scheme provided it meets the corresponding requirements.
- 5.0.2 Use or development which, under the provisions of the Act, including ss12(1) – (4) a planning scheme is not to prevent, does not require a permit.
- 5.0.3 Excluding the exemption for emergency works at 5.3.1, in the coastal zone, no development listed in Table 5.1 – 5.6 is exempt from this planning scheme if it is to be undertaken on actively mobile landforms as referred to in clause 1.4 of the *Tasmanian State Coastal Policy 1996*. Development must not be located on actively mobile landforms in the coastal zone, unless for engineering or remediation works to protect land, property and human life in accordance with clause 1.4.1 and 1.4.2 in the *State Coastal Policy 1996*.

**Table 5.1 Exempt use**

|       | Use             | Requirements   |
|-------|-----------------|--|
| 5.1.1 | bee keeping     | The use of land for bee keeping.   |
| 5.1.2 | occasional use  | If for infrequent or irregular sporting, social or cultural events.  |
| 5.1.3 | home occupation | If: <ul style="list-style-type: none"> <li>(a) not more than 40m<sup>2</sup> of gross floor area of the dwelling is used for non-residential purposes;</li> <li>(b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;</li> <li>(c) it does not involve employment of persons other than a resident;</li> <li>(d) any load on a utility is no more than for a domestic use;</li> <li>(e) there is no activity that causes electrical interference to other land;</li> <li>(f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site;</li> <li>(g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m<sup>2</sup> in area;</li> <li>(h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site;</li> <li>(i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and</li> </ul> |

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|       |              | any vehicle used solely for non-residential purposes must be parked on the site.   |
| 5.1.4 | markets      | If on public land.   |
| 5.1.5 | display home | The use of an existing dwelling as a display home for a period of up to 3 years. This includes the use of part of the dwelling as an office for home sales, displays and administration. |

**Table 5.2 Exempt infrastructure use or development**

|       | Use                       | Requirements   |
|-------|---------------------------|--|
| 5.2.1 | dam construction works    | Works that are directly associated with construction of a dam approved under the <i>Water Management Act 1999</i> , including the construction of vehicular access, vegetation removal and bulk soil excavations, are exempt if contained on the same site as the dam.   |
| 5.2.2 | stormwater infrastructure | Provision, removal, maintenance and repair of pipes, open drains and pump stations for the reticulation or removal of stormwater by, or on behalf of, the Crown, a council or a State authority unless a code relating to landslip hazards applies and requires a permit for the use or development.   |
| 5.2.3 | irrigation pipes          | <p>The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland, unless there is:</p> <ul style="list-style-type: none"> <li>(a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;</li> <li>(b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;</li> <li>(c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;</li> <li>(d) disturbance of more than 1m<sup>2</sup> of land that has been affected by a potentially contaminating activity;</li> <li>(e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or</li> <li>(f) the removal of any threatened vegetation.</li> </ul> |

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| 5.2.4 | road works                                       | <p>Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including:</p> <ul style="list-style-type: none"> <li>(a) widening or narrowing of existing carriageways;</li> <li>(b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development; or</li> <li>(c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.</li> </ul>  |
| 5.2.5 | vehicle crossings, junctions and level crossings | <p>If:</p> <ul style="list-style-type: none"> <li>(a) development of a vehicle crossing, junction or level crossing: <ul style="list-style-type: none"> <li>(i) by the road or rail authority; or</li> <li>(ii) in accordance with the written consent of the relevant road or rail authority; or</li> </ul> </li> <li>(b) use of a vehicle crossing, junction or level crossing by a road or railway authority.</li> </ul>   |
| 5.2.6 | minor communications infrastructure              | <p>If:</p> <ul style="list-style-type: none"> <li>(a) development of low impact facilities as defined in Parts 2 and 3 of the Telecommunications (Low-Impact Facilities) Determination 2018;</li> <li>(b) works involved in the inspection of land to identify suitability for telecommunications infrastructure;</li> <li>(c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority;</li> <li>(d) works involved in the maintenance of telecommunication infrastructure;</li> <li>(e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the <i>Telecommunications Act 1997</i>;</li> <li>(f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles;</li> </ul> |



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|       |  | <p>(g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks; or</p> <p>(h) works involved in the installation, for purposes in connection with the installation of the National Broadband Network, of a:</p> <p>(i) galvanised steel service pole, no more than 6.6m in height above existing ground level, and 0.2m in diameter; or</p> <p>(ii) timber service pole, no more than 10.2m in height above existing ground level, and 0.42m in diameter,</p> <p>unless a code relating to the protection of airports applies and requires a permit for the use or development.</p>   |
| 5.2.7 | provision of linear and minor utilities and infrastructure | <p>If by or on behalf of the State Government, a Council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a Statutory authority, of electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings, unless there is:</p> <p>(a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;</p> <p>(b) disturbance of more than 1m<sup>2</sup> of land that has been affected by a potentially contaminating activity;</p> <p>(c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;</p> <p>(d) the removal of any threatened vegetation; or</p> <p>(e) land located within 30m of a wetland or watercourse.</p> |
| 5.2.8 | upgrades of linear and minor utilities and infrastructure  | <p>If minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:</p> <p>(a) minor widening or narrowing of existing carriageways; or</p> <p>(b) making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping,</p> <p>unless the following apply:</p>   |

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|        |   | <p>(c) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; or</p> <p>(d) the removal of any threatened vegetation.</p>  |
| 5.2.9  | maintenance and repair of linear and minor utilities and infrastructure | <p>If by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, maintenance and repair of:</p> <p>(a) electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings; and</p> <p>(b) infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, drains, sewers, power lines and pipelines.</p> |
| 5.2.10 | minor infrastructure  | Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, waste or recycling bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority.   |
| 5.2.11 | navigation aids   | Provision, maintenance and modification of any sort of marker which aids in navigation of nautical or aviation craft such as lighthouses, buoys, fog signals, landing lights, beacons, and the like, unless a code relating to the protection of airports applies and requires a permit for the use or development.  |
| 5.2.12 | electric car charger  | Provision and maintenance if in a car park.  |

**Table 5.3 Exempt building and works**

|       | Use                                 | Requirements  |
|-------|-------------------------------------|---|
| 5.3.1 | emergency works                     | Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. |
| 5.3.2 | maintenance and repair of buildings | Maintenance and repair of buildings including repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site.  |

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|-------|------------------------------|--|
| 5.3.3 | temporary buildings or works | The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.  |
| 5.3.4 | unroofed decks               | If:<br>(a) not attached to or abutting a habitable building; and<br>(b) the floor level is less than 1m above existing ground level, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.   |
| 5.3.5 | outbuildings                 | Construction or placement of an outbuilding if:<br>(a) it is not between a frontage and the building line, or if on a lot with no buildings, the setback from the frontage is not less than the relevant Acceptable Solution requirement; and<br>(b) the area of the new outbuilding that is roofed is not more than:<br>(i) 10m <sup>2</sup> if:<br>a. there is not more than one other outbuilding on the lot;<br>b. the total area of all outbuildings on the lot that are roofed will not be more than 20m <sup>2</sup> ;<br>c. no side of the new outbuilding is longer than 3.2m; and<br>d. the building height of the new outbuilding is not more than 2.4m; or<br>(ii) 18m <sup>2</sup> if:<br>a. there is no other outbuilding on the lot;<br>b. the roof span of the new outbuilding is not more than 3m;<br>c. the building height of the new outbuilding is not more than 2.4m;<br>d. the new outbuilding is not less than 0.9m from an existing building on the lot;<br>e. the new outbuilding has a setback of not less than 0.9m from any boundary; and |

|       |   |   |
|-------|---|---|
|       |   | <p>f. the change in existing ground level as a result of cut or fill is not more than 0.5m,</p> <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>  |
| 5.3.6 | buildings and works in the Rural Resource Zone or Significant Agricultural Zone | <p>If for:</p> <p>(a) the construction of buildings or works, other than a dwelling, that are directly associated with, and a subservient part of, an agricultural use if:</p> <p>(i) individual buildings do not exceed 100m<sup>2</sup> in gross floor area;</p> <p>(ii) the setback from all property boundaries is not less than 30m;</p> <p>(iii) no part of the building or works are located within 30m of a wetland or watercourse;</p> <p>(iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and</p> <p>(v) the building or works are not located on prime agricultural land,</p> <p>unless there is:</p> <p>(b) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;</p> <p>(c) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;</p> <p>(d) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;</p> <p>(e) disturbance of more than 1m<sup>2</sup> of land that has been affected by a potentially contaminating activity;</p> <p>(f) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or</p> <p>(g) the removal of any threatened vegetation.</p> |

|       |                                |   |
|-------|--------------------------------|---|
| 5.3.7 | demolition of exempt buildings | The demolition in whole or in part of a building, the erection of which would be exempt under this planning scheme.   |
| 5.3.8 | garden structures              | Garden structures, such as a pergola, garden arch, trellis or frame, if: <ul style="list-style-type: none"> <li>(a) the total area is no greater than 20m<sup>2</sup>;</li> <li>(b) the height is no more than 3m above ground level; and</li> <li>(c) it is uncovered or covered by an open-weave permeable material that allows water through,</li> </ul> unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development. |

**Table 5.4 Vegetation exemptions**

|       | Use  | Requirements   |
|-------|--|--|
| 5.4.1 | vegetation removal for safety or in accordance with other Acts | If for: <ul style="list-style-type: none"> <li>(a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the <i>Forest Practices Act 1985</i>, unless for the construction of a building or the carrying out of any associated development;</li> <li>(b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the <i>Forest Practices Regulations 2017</i>;</li> <li>(c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development;</li> <li>(d) fire hazard reduction required in accordance with the <i>Fire Service Act 1979</i> or an abatement notice issued under the <i>Local Government Act 1993</i>;</li> <li>(e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a plan for fire hazard management endorsed by the Tasmanian Fire Service, Sustainable Timbers Tasmania, the Parks and Wildlife Service, or council;</li> <li>(f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths,</li> </ul> |

|       |  |   |
|-------|--|---|
|       |  | <p>drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection;</p> <p>(g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or</p> <p>(h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence.</p>   |
| 5.4.2 | planting, clearing or modification of vegetation on pasture or cropping land | <p>If for the landscaping and the management of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation, unless there is:</p> <p>(a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken;</p> <p>(b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;</p> <p>(c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;</p> <p>(d) disturbance of more than 1m<sup>2</sup> of land that has been affected by a potentially contaminating activity;</p> <p>(e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;</p> <p>(f) the removal of any threatened vegetation; or</p> <p>(g) land located within 30m of a wetland or watercourse.</p> |
| 5.4.3 | landscaping and vegetation management  | <p>Landscaping and vegetation management within a private garden, public garden or park, or within State-reserved land or a council reserve, if:</p> <p>(a) the vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant; or</p> <p>(b) the vegetation is not specifically listed and described as part of a historic heritage place or a significant trees in the relevant interim planning schemes,</p>   |

|       |                                 |   |
|-------|---------------------------------|---|
|       |                                 | unless the management is incidental to the general maintenance.   |
| 5.4.4 | vegetation rehabilitation works | <p>The planting, clearing or modification of vegetation for:</p> <ul style="list-style-type: none"> <li>(a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed;</li> <li>(b) the removal or destruction of declared weeds or environmental weeds listed under a strategy or management plan approved by a council;</li> <li>(c) water quality protection or stream bank stabilisation works approved by the relevant State authority or a council;</li> <li>(d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan or the like, provided the agreement or plan has been endorsed or approved by the relevant State authority or a council; or</li> <li>(e) the implementation of a mining and rehabilitation plan approved under the terms of a permit, an Environment Protection Notice, or rehabilitation works approved under the <i>Mineral Resources Development Act 1995</i>.</li> </ul> |

**Table 5.5 Renewable energy exemptions**

|       | Use                                       | Requirements   |
|-------|---|--|
| 5.5.1 | ground mounted solar energy installations | If covering an area of not more than 18m <sup>2</sup> , unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.  |
| 5.5.2 | roof mounted solar energy installations   | Unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.  |
| 5.5.3 | wind turbines and anemometers             | <p>Use or development described in clauses 5.5.4 and 5.5.5 is exempt from requiring a permit under this planning scheme, unless it involves:</p> <ul style="list-style-type: none"> <li>(a) a place or precinct listed in a heritage code that is part of this planning scheme;</li> <li>(b) the removal of any threatened vegetation;</li> <li>(c) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on scenic or landscape values;</li> </ul> |

|       |               |  |
|-------|---------------|--|
|       |               | <p>(d) an area that is subject to a code that is part of this planning scheme and which expressly regulates impacts on biodiversity values or is otherwise within 100m of a wetland; or</p> <p>(e) building or works within any service easement or within 1m of any underground service.</p>  |
| 5.5.4 | wind turbines | <p>One free standing wind turbine per lot, unless within the Inner Residential Zone, General Residential Zone, Low Density Residential Zone or a Particular Purpose Zone, if:</p> <p>(a) no part of the structure is closer to a frontage than any other building on the lot (excluding a fence);</p> <p>(b) no part of the structure is within 15m of any boundary;</p> <p>(c) the height of the pole above natural ground level is no higher than:</p> <p>(i) 15m in the Commercial Zone or General Business Zone; or</p> <p>(ii) 20m in the General Industrial Zone, Light Industrial Zone, Port and Marine Zone, Rural Resource Zone, Significant Agricultural Zone, or Utilities Zone; and</p> <p>(iii) 12m in any other zone; and</p> <p>(d) no part of the structure is closer to a sensitive use on another lot than:</p> <p>(i) 60m if the wind turbine has a energy generation potential of 10kW or less; or</p> <p>(ii) 250m if the wind turbine has a energy generation potential of 10kW or more.</p> |
| 5.5.5 | anemometers   | <p>The temporary installation of an anemometer provided that the anemometer and all traces of works associated with the anemometer are removed no more than 36 months after the commencement of wind measurements and all land affected is rehabilitated within a further period of 12 months.</p>   |

**Table 5.6 Miscellaneous exemptions**

|       | Use  | Requirements   |
|-------|--|--|
| 5.6.1 | use or development in a road reserve or on public land | <p>If:</p> <p>(a) for outdoor dining facilities, signboards, roadside vendors and stalls on a road that is managed by a relevant council; or</p> |



|       |   |   |
|-------|---|---|
|       |   | (b) a community garden on public land used for growing vegetables, fruit or ornamentals.  |
| 5.6.2 | fences (excluding fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone) | <p>The construction or demolition of:</p> <p>(a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level;</p> <p>(b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage (excluding a fence under subclause 5.6.3) and not more than a total height of 1.2m above natural ground level;</p> <p>(c) fencing of agricultural land or for protection of wetlands and watercourses;</p> <p>(d) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone;</p> <p>(e) fencing for security purposes, no higher than 2.8m, at an airport,</p> <p>unless there is:</p> <p>(f) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;</p> <p>(g) the removal of any threatened vegetation; or</p> <p>(h) land located within 30m of a wetland or watercourse.</p> |
| 5.6.3 | fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone                    | <p>Fences (including free-standing walls) within 4.5m of a frontage, if located in the General Residential Zone or Inner Residential Zone if not more than a height of:</p> <p>(a) 1.2m above existing ground level if the fence is solid; or</p> <p>(b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights),</p> <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>  |
| 5.6.4 | temporary fencing   | If for public safety, construction works or occasional sporting, social or cultural events.   |
| 5.6.5 | retaining walls   | <p>Retaining walls, excluding any land filling, if:</p> <p>(a) it has a setback of not less than 1.5m from any boundary; and</p>  |

|       |                     |  |
|-------|---------------------|--|
|       |                     | (b) it retains a difference in ground level of less than 1m, unless a code relating to historic heritage values, significant trees, or landslip hazards, applies and requires a permit for the use or development.   |
| 5.6.6 | hot water cylinders | If attached, or located, to the side or rear of a building, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.  |
| 5.6.7 | minor structures    | If:<br>(a) they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, and air-conditioners; or<br>(b) they are incidental to any use or development including:<br>(i) a maximum of 2 masts for telecommunications or flagpoles provided each are no more than 6m in length;<br>(ii) one satellite dish no more than 2m in diameter,<br>unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken. |
| 5.6.8 | strata division     | Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.   |

## 6.0 Limited Exemptions

This clause number is not used in this planning scheme.

## 7.0 Planning Scheme Operation

### 7.1 Special Provisions

7.1.1 Part C sets out provisions, for certain types of use or development, that are not specific to any zone, specific area plan, or area to which a code applies.

7.1.2 Where there is a conflict between a provision in a zone, specific area plan or code and a special provision in Part C, the special provision in Part C prevails.

### 7.2 Operation of Zones

7.2.1 The planning scheme area is divided into zones in respect of which the primary controls for the use or development of land are set out.

- 7.2.2 The planning scheme maps show how land is zoned.
- 7.2.3 Part D sets out the zones and the use and development standards applying to each zone.

### 7.3 Operation of Codes

- 7.3.1 Part E specifies codes that identify areas or planning issues which require compliance with additional provisions set out in the codes.
- 7.3.2 Overlays on the maps may be used to indicate the areas where codes apply.
- 7.3.3 Codes set out provisions for:
  - (a) particular types of use or development that may apply to more than one zone; and
  - (b) matters that affect land that cannot be described by zone boundaries.
- 7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

### 7.4 Operation of Specific Area Plans

- 7.4.1 Part F sets out specific area plans, which plans identify areas either within a single zone or covered by a number of zones, and set out more detailed planning provisions for use or development in those areas.
- 7.4.2 Where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

### 7.5 Compliance with Applicable Standards

- 7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.
- 7.5.2 A standard in a zone, specific area plan or code is an applicable standard if:
  - (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
  - (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.
- 7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.
- 7.5.4 The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.

### 7.6 Existing permits

- 7.6.1 Existing permits, validly issued under a planning scheme in operation prior to the making of this planning scheme, continue to have effect provided the permit has not expired in accordance with section 53(5) or (7) of the Act.

## **8.0 Assessment of an Application for Use or Development**

### **8.1 Application Requirements**

8.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.

8.1.2 An application must include:

- (a) a signed application form;
- (b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- (c) details of the location of the proposed use or development;
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- (e) a full description of the proposed use or development.

8.1.3 In addition to the information that is required by clause 8.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- (b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;

- (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- (c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
- (i) the internal layout of each building on the site;
  - (ii) the private open space for each dwelling;
  - (iii) external storage spaces;
  - (iv) parking space location and layout;
  - (v) major elevations of every building to be erected;
  - (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (viii) materials and colours to be used on roofs and external walls.

## 8.2 Categorising Use or Development

- 8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.
- 8.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.
- 8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.
- 8.2.4 If a use or development does not readily fit any use class, it must be categorised into the most similar use class.
- 8.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a use class.

**Table 8.2 Use Classes**

| Use Class         | Description   |
|-------------------|---|
| Bulky goods sales | use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for |

|  |  |
|--|--|
|  | furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.   |
| Business and professional services             | use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.   |
| Community meeting and entertainment            | use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.  |
| Crematoria and cemeteries                      | use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.   |
| Custodial facility                             | use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or during judicial proceedings. Examples include a prison, remand centre and any other type of detention facility.  |
| Domestic animal breeding, boarding or training | use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.   |
| Educational and occasional care                | use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.   |
| Emergency services                             | use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.  |
| Equipment and machinery sales and hire         | use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.   |
| Extractive industry                            | use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining. |
| Food services                                  | use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.  |
| General retail and hire                        | use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting   |

|  |   |
|--|---|
|  | agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop  |
| Hospital services                      | use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.   |
| Hotel industry                         | use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.  |
| Manufacturing and processing           | use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.   |
| Motor racing facility                  | use of land (other than public roads) to race, rally, scramble or test vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports.   |
| Natural and cultural values management | use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.  |
| Passive recreation                     | use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.  |
| Pleasure boat facility                 | use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. An example is a marina.  |
| Port and shipping                      | <p>use of land for:</p> <ul style="list-style-type: none"> <li>(a) berthing, navigation, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or</li> <li>(b) maintenance dredging.</li> </ul> <p>Examples include berthing and shipping corridors, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.</p> |

|                                  |  |
|----------------------------------|--|
| Recycling and waste disposal     | use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.  |
| Research and development         | use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.  |
| Residential                      | use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village, single or multiple dwellings, and a display home.   |
| Resource development             | use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing. |
| Resource processing              | use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.   |
| Service industry                 | use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.   |
| Sports and recreation            | use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.  |
| Storage                          | use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.  |
| Tourist operation                | use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.   |
| Transport depot and distribution | use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.  |



|                                       |  |
|---------------------------------------|--|
| Utilities                             | <p>use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> <li>(a) telecommunications;</li> <li>(b) electricity generation;</li> <li>(c) transmitting or distributing gas, oil, or power;</li> <li>(d) transport networks;</li> <li>(e) collecting, treating, transmitting, storing or distributing water; or</li> <li>(f) collecting, treating, or disposing of storm or floodwater, sewage, or sillage.</li> </ul> <p>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</p> |
| Vehicle fuel sales and service        | <p>use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.</p>  |
| Vehicle parking                       | <p>use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.</p>  |
| Visitor accommodation <sup>[S1]</sup> | <p>use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.</p>   |

### Footnotes

[S1] This definition is suspended, for the current definition refer to Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes.

## 8.3 Qualification of Use

8.3.1 A use class may be subject to qualification in a Use Table which provides for conditions or limitations on the use class.

## 8.4 Requirement for a Permit

8.4.1 Except as provided in subclauses 8.5 and 8.6, use or development of land must not be commenced or carried out:

- (a) without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme; or
- (b) in a manner contrary to the conditions and restrictions of a permit.

8.4.2 A change from an individual use to another individual use whether within the same use class or not requires a permit unless the planning scheme specifies otherwise.

## 8.5 Exempt Use or Development

8.5.1 A permit is not required to commence or carry out a use or development if it is exempt from requiring a permit under clauses 5.0 or 6.0.

## 8.6 No Permit Required

8.6.1 A permit is not required to commence or carry out a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use for which no permit is required;
- (b) the use or development does not rely on a performance criterion to comply with an applicable standard;
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme; and
- (d) a permit for such use and development is not required by a Code.

## 8.7 Permitted Use or Development

8.7.1 A use or development must be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is permitted;
- (b) the use or development complies with each applicable standard and does not rely on a performance criterion to do so; and
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme.

## 8.8 Discretionary Use or Development

8.8.1 The planning authority has a discretion to refuse or permit a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;
- (b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or
- (c) it is discretionary under any other provision of the planning scheme,
- (d) and the use or development is not prohibited under any other provision of the planning scheme.

## 8.9 Prohibited Use or Development

8.9.1 A use or development must not be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is prohibited;

- (b) the use or development does not comply with an acceptable solution for an applicable standard and there is no corresponding performance criterion; or
- (c) it is prohibited under any other provision of the planning scheme.

## 8.10 Determining Applications

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

8.10.2 In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement for the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan,

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

8.10.3 In determining an application for any permit the planning authority must not take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.

## 8.11 Conditions and Restrictions on a Permit

8.11.1 When deciding whether to attach conditions to a permit, the planning authority may consider the matters contained in subclauses 8.10.1 and 8.10.2.

8.11.2 Conditions and restrictions imposed by the planning authority on a permit may include:

- (a) requirements that specific things be done to the satisfaction of the planning authority;
- (b) staging of a use or development, including timetables for commencing and completing stages;
- (c) the order in which parts of the use or development can be commenced;
- (d) limitations on the life of the permit; and
- (e) requirements to modify the development in accordance with predetermined triggers, criteria or events.

8.11.3 The planning authority may also impose conditions on a permit to minimise impact from construction works on the environment and infrastructure and to ensure

that works will be undertaken in accordance with best practice management that limits the potential for significant impacts arising from the following:

- (a) soil loss and associated sedimentation of watercourses, wetlands and stormwater infrastructure;
- (b) the spread of weeds;
- (c) the spread of soil pathogens;
- (d) unsatisfactorily managed waste; and
- (e) carparking, traffic flow and circulation during construction.

## Part C

# Special Provisions

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### 9.0 Special provisions

#### 9.1 Changes to an Existing Non-conforming Use

9.1.1 Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

- (a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or
- (b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or
- (c) for a minor development to a non-conforming use, where there is -
  - (a) no detrimental impact on adjoining uses; or
  - (b) the amenity of the locality; and
  - (c) no substantial intensification of the use of any land, building or work,

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

#### 9.2 Development for Existing Discretionary Uses

9.2.1 Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

#### 9.3 Adjustment of a Boundary

9.3.1 An application for a boundary adjustment is permitted and a permit must be granted if:

- (a) no additional lots are created;
- (b) there is only minor change to the relative size, shape and orientation of the existing lots;
- (c) no setback from an existing building will be reduced below the applicable minimum setback requirement;
- (d) no frontage is reduced below the applicable minimum frontage requirement; and
- (e) no lot boundary that aligns with a zone boundary will be changed.

## 9.4 Demolition

- 9.4.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

## 9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place

- 9.5.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a heritage place in a code relating to historic heritage values that would otherwise be Prohibited is Discretionary.
- 9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:
- (a) the local historic heritage significance of the heritage place; or
  - (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.
- 9.5.3 In determining an application the planning authority must have regard to:
- (a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;
  - (b) any statement of local historic heritage significance and historic heritage values, as described in a code relating to historic heritage values;
  - (c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
    - (i) the local historic heritage significance of the heritage place or heritage precinct; and
    - (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;
  - (d) any conservation plan prepared by a suitably qualified person in accordance with *The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance* 7th edition, 2013;
  - (e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;
  - (f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;
  - (g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the *Historic Cultural Heritage Act 1995*;
  - (h) the purpose and provisions of the applicable zone; and

- (i) the purpose and provisions of any applicable code.

## 9.6 Change of Use

9.6.1 A permit is not required for a change of use from an existing lawful use to another use in the same Use Class if:

- (a) the use is not otherwise Prohibited or Discretionary under any provision of the planning scheme;
- (b) the use complies with all applicable standards and does not rely on any Performance Criteria to do so; and
- (c) there is no:
  - (i) increase in the gross floor area of the use;
  - (ii) increase in the requirement for parking spaces under a code relating to parking;
  - (iii) change in the arrangements for site access, parking, or for the loading and servicing of vehicles on the site;
  - (iv) change in arrangements for the use of external areas of the site for display, operational activity or storage;
  - (v) increase in emissions or change in the nature of emissions;
  - (vi) increase in the required capacity of utility services; and
  - (vii) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.

## 9.7 Access and Provision of Infrastructure Across Land in Another Zone

9.7.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

- (a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;
- (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and
- (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

## 9.8 Buildings Projecting onto Land in a Different Zone

9.8.1 If an application for use or development includes a building that projects over land in a different zone, the status of the use for the projecting portion of the building is to be

determined in accordance with the provisions of the zone in which the main part of the building is located.

## 9.9 Port and Shipping in Proclaimed Wharf Areas

9.9.1 Notwithstanding any other provision in this planning scheme, an application for a use or development for Port and Shipping within a proclaimed wharf area must be considered as No Permit Required.

## 9.10 Subdivision

9.10.1 A permit is required for development involving a plan of subdivision.

9.10.2 A permit for development involving a plan of subdivision is discretionary unless:

- (a) for adjustment of a boundary in accordance with clause 9.3.1;
- (b) the subdivision is prohibited in accordance with clause 8.9; or
- (c) the plan of subdivision must not be approved under section 84 *Local Government (Building and Miscellaneous Provisions) Act 1993*.

## 9.11 Accretions

9.11.1 Unless excluded by s.20 of the Act, use or development of an existing or proposed accretion of land from the sea, whether natural or unnatural, located either partially or wholly outside the planning scheme area and including structures and use and development of the type referred to in s.7 (c) and s.7 (d) of the Act may be approved at the discretion of the planning authority having regard to all of the following:

- (a) the provisions of the Environmental Management Zone;
- (b) the purpose and any relevant standards of all Codes;
- (c) the compliance with the planning scheme standards of any related use or development wholly contained within the planning scheme area.



## Part D

# Zones

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### 10.0 General Residential Zone

#### 10.1 Zone Purpose

##### 10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 To provide for the efficient utilisation of services.

10.1.1.4 To encourage residential development that respects the neighbourhood character.

10.1.1.5 To provide a high standard of residential amenity.

10.1.1.6 To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on-street parking.

##### 10.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

##### 10.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

#### 10.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Educational and occasional care        | Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> . |
| Natural and cultural values management |   |
| Passive recreation                     |   |
| Residential                            | Only if single dwelling.<br>Only if home-based business with no more than 1 non-resident              |

|                                     |  |
|-------------------------------------|--|
|                                     | worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m <sup>2</sup> .  |
| Utilities                           | Only if minor utilities.   |
| <b>Permitted</b>                    |  |
| Residential                         | Except if no permit required.<br>Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m <sup>2</sup> .  |
| Visitor accommodation               |  |
| <b>Discretionary</b>                |  |
| Business and professional services  | Only if a consulting room, medical centre, veterinary surgery or child health clinic.<br><br>Only if not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation).<br><br>Except if a consulting room within 200m of the boundary of 35.0 Particular Purpose Zone (Calvary Hospital). |
| Community meeting and entertainment | Only if church, art and craft centre or public hall  |
| Educational and occasional care     | Except if no permit required   |
| Emergency services                  |  |
| Food services                       | Only if in an existing building and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation).<br><br>Except if a take away food premises with a drive through facility.   |
| General retail and hire             | Only if in an existing building, except if a local shop, and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation).  |
| Residential                         | Except if No Permit Required or Permitted.   |

|                       |                               |
|-----------------------|-------------------------------|
| Sports and recreation |                               |
| Utilities             | Except if no permit required. |
| <b>Prohibited</b>     |                               |
| All other uses        |                               |

## 10.3 Use Standards

### 10.3.1 Non-Residential Use

| Objective:  |  |
|---|--|
| To ensure that non-residential use does not unreasonably impact residential amenity.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.</p>  | <p><b>P1</b></p> <p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |
| <p><b>A2</b></p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</li> <li>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</li> <li>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>  |

|   |   |
|---|---|
| <p><b>A3</b></p> <p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>  | <p><b>P3</b></p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>   |
| <p><b>A4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) nil on Sundays and Public Holidays.</p> | <p><b>P4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |

### 10.3.2 Visitor Accommodation

|  |  |
|--|--|
| Objective:   |  |
| To ensure visitor accommodation is of a scale that accords with the residential character and use of the area. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Visitor accommodation must comply with all of the following:</p>                           | <p><b>P1</b></p> <p>Visitor accommodation must satisfy all of the following:</p> |

|  |   |
|--|---|
| <p>(a) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(b) has a floor area of no more than 160m<sup>2</sup> per lot;</p> <p>(c) any self-contained accommodation must not be located on the same site as a dwelling providing long term residential accommodation, except for a caretakers dwelling.</p> | <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;</p> <p>(e) be located on the same site as a dwelling providing long term residential accommodation, except for a caretakers dwelling, only if:</p> <p style="margin-left: 20px;">(i) it has a separate ground level pedestrian access to a road; or</p> <p style="margin-left: 20px;">(ii) there is an existing mix of uses on the site;</p> <p>and the impact on the amenity of long term residents on the site is not unreasonable.</p> |
|--|---|

## 10.4 Development Standards for Dwellings

### 10.4.1 Residential density for multiple dwellings

| Objective:   |  |
|--|--|
| That the density of multiple dwellings:  |  |
| <p>(a) makes efficient use of land for housing; and</p> <p>(b) optimises the use of infrastructure and community services.</p> |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 325m<sup>2</sup>.</p>               | <p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 325m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> |

|  |   |
|--|---|
|  | <p>(a) is compatible with the density of existing development on established properties in the area; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.</p> |
|--|---|

#### 10.4.2 Setbacks and building envelope for all dwellings

|  |   |
|--|---|
| Objective:   |   |
| The siting and scale of dwellings:   |   |
| <p>(a) provides reasonably consistent separation between dwellings and their frontage within a street;</p> <p>(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</p> <p>(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</p> <p>(d) provides reasonable access to sunlight for existing solar energy installations.</p>  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from</p> | <p><b>P1</b></p> <p>A dwelling must:</p> <p>(a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and</p> <p>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</p> |

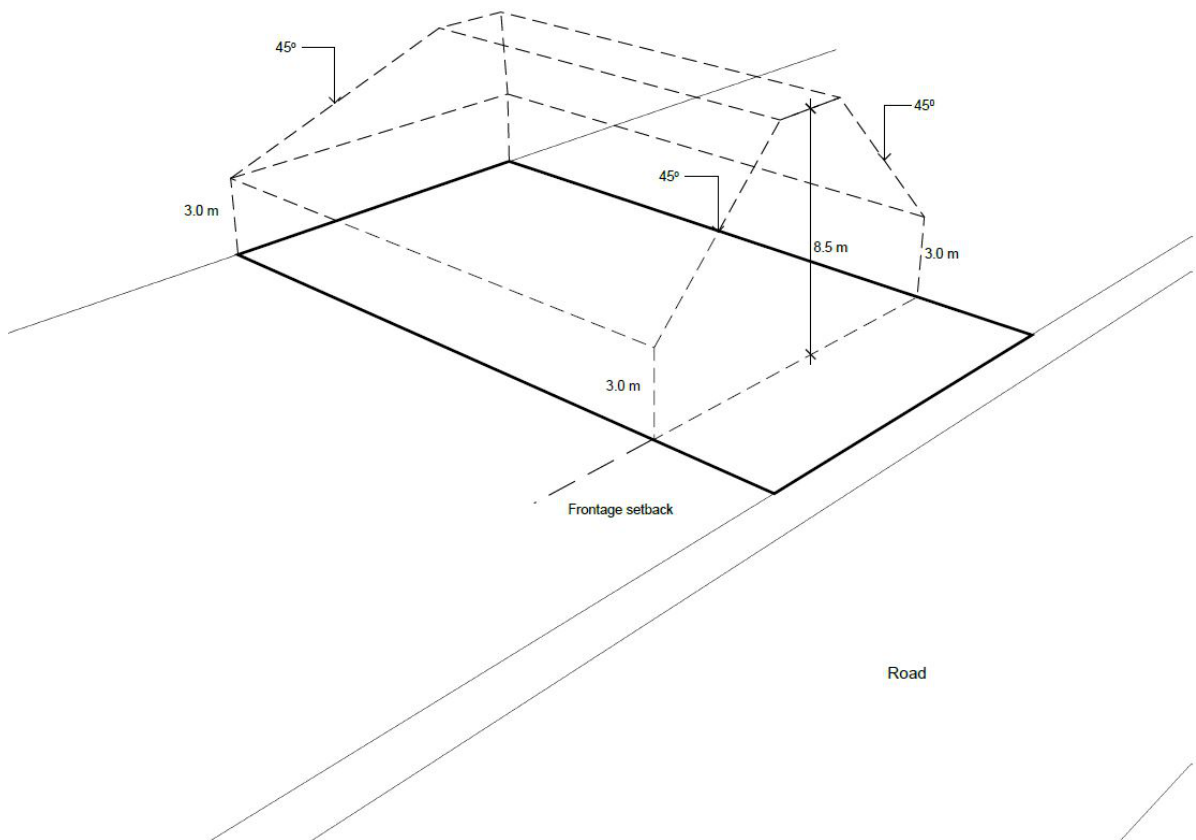
|   |   |
|---|---|
| <p>the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street;</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or</p> <p>(e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p> |   |
| <p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>   | <p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>  |
| <p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear</p>  | <p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> |

|  |   |
|--|---|
| <p>boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p> | <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p> |
|--|---|

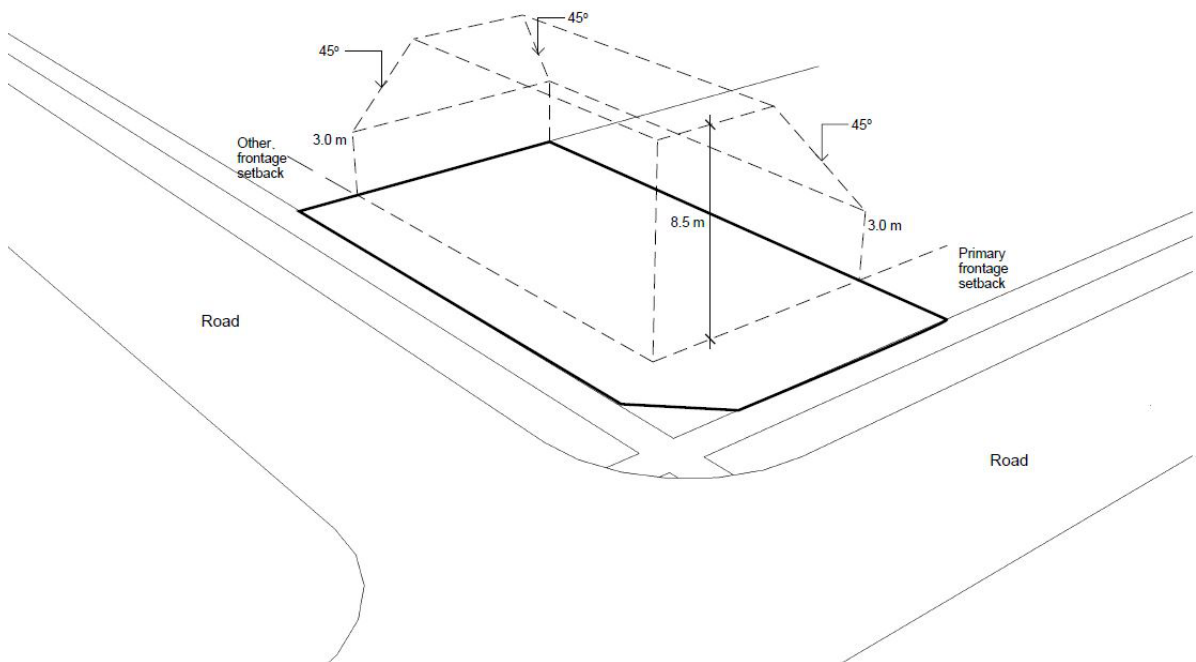
**Table 10.4.2**

| Road | Setback (m) |
|------|-------------|
|      |             |

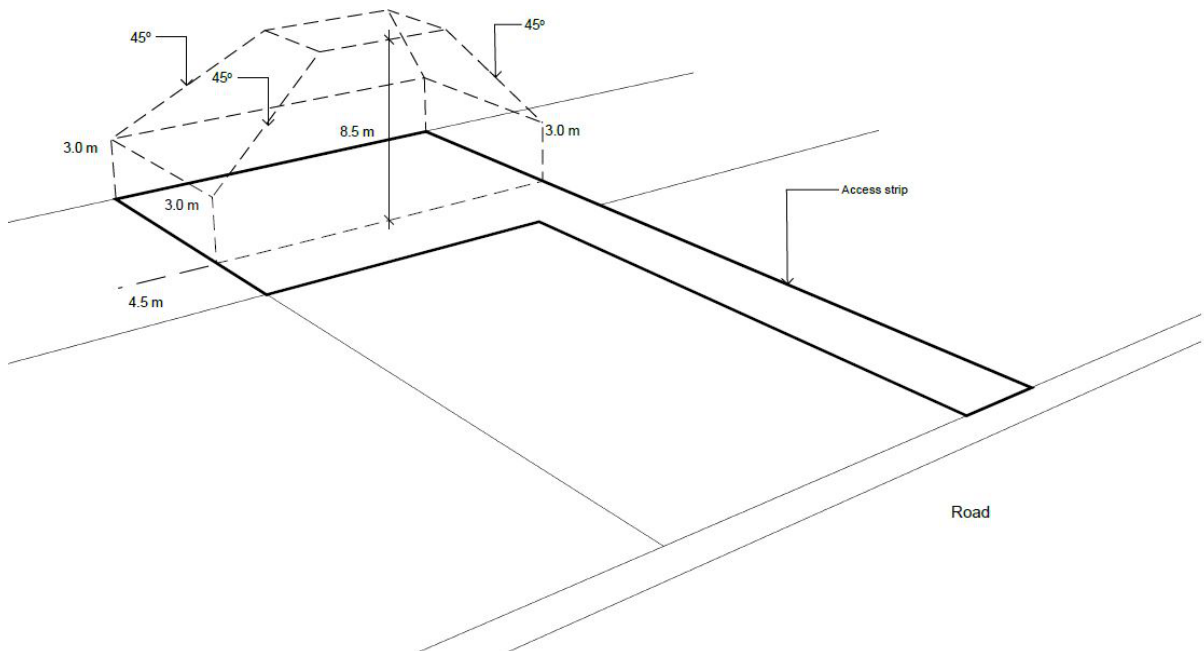




**Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)**



**Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)**



**Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)**

**10.4.3 Site coverage and private open space for all dwellings**

|  |   |
|--|---|
| Objective:   |   |
| That dwellings are compatible with the amenity and character of the area and provide:  |   |
| <ul style="list-style-type: none"> <li>(a) for outdoor recreation and the operational needs of the residents;</li> <li>(b) opportunities for the planting of gardens and landscaping; and</li> <li>(c) private open space that is conveniently located and has access to sunlight.</li> </ul>  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</li> <li>(b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished</li> </ul> | <p><b>P1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area;</li> <li>(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</li> </ul> |

|  |   |
|--|---|
| <p>ground level (excluding a garage, carport or entry foyer).</p>  | <ul style="list-style-type: none"> <li>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</li> <li>(ii) operational needs, such as clothes drying and storage; and</li> <li>(c) reasonable space for the planting of gardens and landscaping.</li> </ul> |
| <p><b>A2</b></p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is not less than: <ul style="list-style-type: none"> <li>(i) 24m<sup>2</sup>; or</li> <li>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> <li>(b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> <li>(i) 4m; or</li> <li>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> <li>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;</li> <li>(d) has a gradient not steeper than 1 in 10; and</li> <li>(e) is not used for vehicle access or parking.</li> </ul> | <p><b>P2</b></p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</p> <ul style="list-style-type: none"> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight.</li> </ul>                       |

#### 10.4.4 Sunlight to private open space of multiple dwellings

Objective:

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

**Acceptable Solutions**

**Performance Criteria**

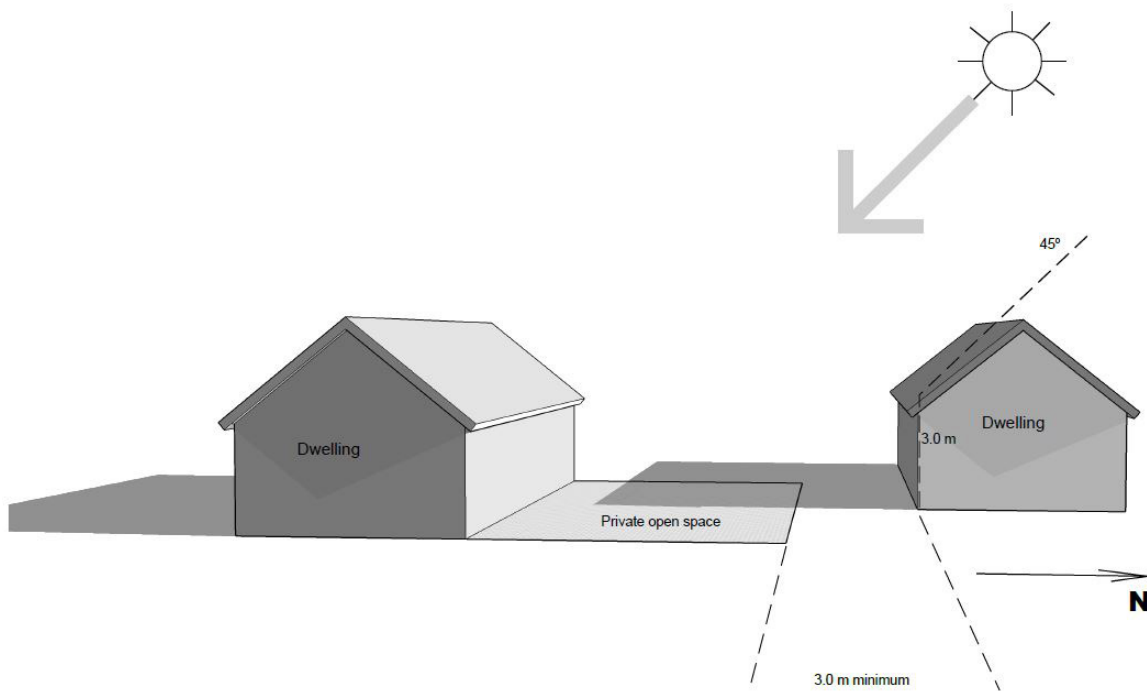
**A1**

A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):

- (a) the multiple dwelling is contained within a line projecting (see Figure 10.4):
  - (i) at a distance of 3m from the northern edge of the private open space; and
  - (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;
- (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and
- (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:
  - (i) an outbuilding with a building height not more than 2.4m; or
  - (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.

**P1**

A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.



**Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)**

10.4.5 Width of openings for garages and carports for all dwellings

|   |   |
|---|---|
| Objective:  |   |
| To reduce the potential for garage or carport openings to dominate the primary frontage.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p> | <p><b>P1</b></p> <p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p> |

10.4.6 Privacy for all dwellings

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To provide a reasonable opportunity for privacy for dwellings. |                             |
| <b>Acceptable Solutions</b>                                    | <b>Performance Criteria</b> |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p> | <p><b>P1</b></p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p> |
| <p><b>A2</b></p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable</p>   | <p><b>P2</b></p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>  |

|   |  |
|---|--|
| <p>room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p> |  |
| <p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>   | <p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p> |

#### 10.4.7 Frontage fences for all dwellings

| Objective:  |  |
|---|--|
| The height and transparency of frontage fences:   |  |
| <ul style="list-style-type: none"> <li>(a) provides adequate privacy and security for residents;</li> <li>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</li> <li>(c) is reasonably consistent with that on adjoining properties.</li> </ul> |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution<sup>1</sup>.</p>   | <p><b>P1</b></p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul> |

<sup>1</sup> An exemption applies for fences in this zone – see Table 5.6 in Exemptions

#### 10.4.8 Waste storage for multiple dwellings

| Objective:  |  |
|---|--|
| To provide for the storage of waste and recycling bins for multiple dwellings.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> <li>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</li> <li>(b) a common storage area with an impervious surface that:</li> </ul> | <p><b>P1</b></p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site;</li> <li>(b) screened from the frontage and any dwellings; and</li> <li>(c) if the storage area is a common storage area, separated from any dwellings to</li> </ul> |



|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>(i) has a setback of not less than 4.5m from a frontage;</li> <li>(ii) is not less than 5.5m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</li> </ul> | <p>minimise impacts caused by odours and noise.</p> |
|--|---|

## 10.5 Development Standards for Non-dwelling Buildings and Works

### 10.5.1 Non-dwelling Development

| Objective:  |  |
|---|--|
| To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling:</p> <ul style="list-style-type: none"> <li>(a) 10.4.2 A1 and A3;</li> <li>(b) 10.4.3 A1 (a) and (c);</li> <li>(c) 10.4.7 A1.</li> </ul> | <p><b>P1</b></p> <p>Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</p> |

### 10.5.2 Non-residential Garages and Carports

| Objective:  |   |
|---|---|
| To maintain frontage setbacks consistent with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:</p> <ul style="list-style-type: none"> <li>(a) 10.4.2 A2;</li> <li>(b) 10.4.5 A1.</li> </ul> | <p><b>P1</b></p> <p>Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.</p> |

### 10.5.3 Outdoor Storage Areas

| Objective:  |   |
|---|---|
| To ensure that outdoor storage areas do not detract from the amenity of the site or the locality.   |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |

## 10.6 Development Standards for Subdivision

### 10.6.1 Lot Design

| Objective:   |                      |
|--|----------------------|
| To provide for new lots that:  |                      |
| <ul style="list-style-type: none"> <li>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</li> <li>(b) contain building areas which are suitable for residential development, located to avoid hazards;</li> <li>(c) are a mix of lot sizes to enable a variety of dwelling and household types;</li> <li>(d) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</li> <li>(e) ensure an average net density for new suburban areas no less than 15 dwellings per hectare with higher densities close to services, facilities and public transport corridors;</li> <li>(f) are not internal lots, except if the only reasonable way to provide for desired residential density;</li> <li>(g) are provided in a manner that provides for the efficient and ordered provision of infrastructure.</li> </ul> |                      |
| Acceptable Solutions   | Performance Criteria |
| <b>A1</b>  | <b>P1</b>            |

|   |   |
|---|---|
| <p>The size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.</p>   | <p>The size of each lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints;</li> <li>(b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.</li> </ul>   |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) not subject to any codes in this planning scheme;</li> <li>(c) clear of title restrictions such as easements and restrictive covenants;</li> <li>(d) has an average slope of no more than 1 in 5;</li> <li>(e) the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north;</li> <li>(f) is 10m x 15m in size.</li> </ul> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating residential use and development;</li> <li>(b) meets any applicable standards in codes in this planning scheme;</li> <li>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</li> <li>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</li> <li>(e) provides for sufficient useable area on the lot for both of the following: <ul style="list-style-type: none"> <li>(i) on-site parking and manoeuvring;</li> <li>(ii) adequate private open space.</li> </ul> </li> </ul> |
| <p><b>A3</b></p> <p>The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>  | <p><b>P3</b></p> <p>The frontage of each lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) provides opportunity for practical and safe vehicular and pedestrian access;</li> <li>(b) provides opportunity for passive surveillance between residential development on the lot and the public road;</li> <li>(c) is no less than 6m.</li> </ul>  |
| <p><b>A4</b></p>  | <p><b>P4</b></p>  |

|                                   |   |
|-----------------------------------|---|
| <p>No lot is an internal lot.</p> | <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"><li>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</li><li>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</li><li>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</li><li>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</li><li>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</li><li>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li><li>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</li><li>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</li><li>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</li><li>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</li></ul> |
|-----------------------------------|---|

|   |   |
|---|---|
| <p><b>A5</b></p> <p>Subdivision is for no more than 3 lots.</p> | <p><b>P5</b></p> <p>Arrangement and provision of lots must satisfy all of the following;</p> <ul style="list-style-type: none"> <li>(a) have regard to providing a higher net density of dwellings along; <ul style="list-style-type: none"> <li>(i) public transport corridors;</li> <li>(ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;</li> <li>(iii) within 200 m of business zones and local shops;</li> </ul> </li> <li>(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;</li> <li>(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;</li> <li>(d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;</li> <li>(e) is consistent with any applicable Local Area Objectives or Desired Future.</li> </ul> |
|---|---|

10.6.2 Roads

|   |   |
|---|---|
| <p>Objective:</p>   |   |
| <p>To ensure that the arrangement of new roads within a subdivision provides for all of the following:</p> <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.</li> </ul> |   |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>The subdivision includes no new road.</p>   | <p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</li> <li>(c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</li> <li>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</li> <li>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</li> <li>(f) connectivity with the neighbourhood road network is maximised;</li> <li>(g) the travel distance between key destinations such as shops and services is minimised;</li> <li>(h) walking, cycling and the efficient movement of public transport is facilitated;</li> <li>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</li> <li>(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.</li> </ul> |
|--|--|

### 10.6.3 Ways and Public Open Space

|   |
|---|
| Objective:  |
| <p>To ensure that the arrangement of ways and public open space provides for all of the following:</p> <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> </ul> |

(b) the adequate accommodation of pedestrian and cycling traffic.

| Acceptable Solutions                            | Performance Criteria  |
|---|---|
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"><li>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</li><li>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</li><li>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</li><li>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</li><li>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</li><li>(f) provides for a legible movement network;</li><li>(g) the route of new ways has regard to any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</li><li>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</li><li>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:<ul style="list-style-type: none"><li>(i) the width of the way;</li></ul></li></ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(ii) the length of the way;</li> <li>(iii) landscaping within the way;</li> <li>(iv) lighting;</li> <li>(v) provision of opportunities for 'loitering';</li> <li>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</li> </ul> |
|--|--|

#### 10.6.4 Services

|  |   |
|--|---|
| Objective:   |   |
| To ensure that the subdivision of land provides adequate services to meet the projected needs of future development. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Each lot must be connected to a reticulated potable water supply.                                       | <b>P1</b><br>No Performance Criteria.   |
| <b>A2</b><br>Each lot must be connected to a reticulated sewerage system.  | <b>P2</b><br>No Performance Criteria.   |
| <b>A3</b><br>Each lot must be connected to a stormwater system able to service the building area by gravity.         | <b>P3</b><br>If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land. |
| <b>A4</b><br>The subdivision includes no new road.   | <b>P4</b><br>The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.         |
| <b>A5</b><br>Each lot must have a frontage to a road which is at least 15m wide.                                     | <b>P5</b><br>Each lot must front a road which has adequate width to provide access for refuse vehicles, emergency services vehicles and the future  |



|  |  |
|--|--|
|  | construction and maintenance of streets and to facilitate the construction and maintenance of public and private service infrastructure. |
|--|--|

**Table 10.1 Lot Size Requirements**

|  | Minimum Lot Size*<br>Not including any fee simple access strip | Maximum Lot Size*<br>Not including any fee simple access strip and any balance lots or lots designated for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses |
|--|--|---|
| Ordinary lot (i.e. not otherwise specified below)  | 450m <sup>2</sup>  | 1000m <sup>2</sup>  |
| Corner lots  | 550m <sup>2</sup>  | 1000m <sup>2</sup>  |
| Internal lots  | 550m <sup>2</sup>  | 1000m <sup>2</sup>  |
| Lots adjoining or opposite public open space,<br>or<br>Lots within 400m of a public transport corridor,<br>or<br>Lots within 200m walking distance of a business zone, local shop or school. | 400m <sup>2</sup>  | 600m <sup>2</sup>   |

\*For lots with a slope greater than 1 in 5, the minimum lot size is 750m<sup>2</sup> and the maximum lot size is 1,000m<sup>2</sup> in all cases.

**Table 10.2 Frontage Requirements**

|   | Minimum Frontage  | Maximum Frontage |
|---|---|------------------|
| All lots, unless otherwise specified below. | 15m   | Not applicable   |
| Corner lots                                 | 15m with primary frontage on the higher order road and secondary frontage on lower order road.<br>Where roads are of the same | Not applicable   |

|  |  |  |
|--|--|--|
|  | order orient frontages to optimise solar access. |  |
| Lots adjoining or opposite public open space,<br>or<br>Lots on a public transport corridor,<br>or<br>Lots within 200m walking distance of a business zone or local shop. | 12m  | 15m, unless for a lot designated for multiple dwellings. |

## 11.0 Inner Residential Zone

### 11.1 Zone Purpose

#### 11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

11.1.1.3 To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.

11.1.1.4 To encourage residential development that respects the neighbourhood character.

11.1.1.5 To provide a high standard of residential amenity.

11.1.1.6 To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on-street parking.

#### 11.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

#### 11.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

### 11.2 Use Table

| Use Class                 | Qualification |
|---------------------------|---------------|
| <b>No Permit Required</b> |               |

|  |  |
|--|--|
| Educational and occasional care        | Only if home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>  |
| Natural and cultural values management |  |
| Passive recreation                     |  |
| Residential                            | Only if single dwelling.<br>Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m <sup>2</sup> .   |
| Utilities                              | Only if minor utilities  |
| <b>Permitted</b>                       |  |
| Residential                            | Except if No Permit Required.<br>Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m <sup>2</sup> .  |
| Visitor accommodation                  |  |
| <b>Discretionary</b>                   |  |
| Business and professional services     | Only if a consulting room, medical centre, veterinary surgery or child health clinic.<br><br>Only if not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation) or on the properties shown on Figure 11.2.1 (Former Douglas Parker Rehabilitation Complex - 31b and 35 Tower Road).<br><br>Except if a consulting room within 200m of the boundary of 35.0 Particular Purpose Zone (Calvary Hospital) or on the properties at 21 and 23 to 28 Gregory Street and 18, 20, 22 and 22a Princes Street. |
| Community meeting and entertainment    | Only if church, art and craft centre or public hall  |
| Educational and occasional care        | Except if No Permit Required.  |
|  |  |
| Emergency services                     |  |

|                         |  |
|-------------------------|--|
| Food services           | Only if in an existing building and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation).<br><br>Except if a take away food premises with a drive through facility. |
| General retail and hire | Only if in an existing building, except if a local shop, and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation).  |
| Residential             | Except if No Permit Required or Permitted.   |
| Sports and recreation   |  |
| Utilities               | Except if no permit required.  |
| Vehicle Parking         | Only if at: <ul style="list-style-type: none"> <li>• 321-323A Elizabeth Street (folio of the Register 137808/1 and 2); or</li> <li>• 325 Elizabeth Street (folio of the Register 176661/1 and 137807/1); or</li> <li>• 16A Lefroy Street (folio of the Register 112639/1 and 112639/2).</li> </ul>           |
| <b>Prohibited</b>       |  |
| All other uses          |  |

### 11.3 Use Standards

#### 11.3.1 Non-Residential Use

|   |   |
|---|---|
| Objective:  |   |
| To ensure that non-residential use does not unreasonably impact residential amenity.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation. | <b>P1</b><br>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent. |

|   |   |
|---|---|
| <p><b>A2</b></p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</li> <li>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</li> <li>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>   |
| <p><b>A3</b></p> <p>External lighting must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</li> <li>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</li> </ul>   | <p><b>P3</b></p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) level of illumination and duration of lighting;</li> <li>(b) distance to habitable rooms in an adjacent dwelling.</li> </ul>  |
| <p><b>A4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</li> <li>(b) 9.00 am to 12 noon Saturdays;</li> <li>(c) nil on Sundays and Public Holidays.</li> </ul>  | <p><b>P4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</li> <li>(e) noise reducing structures between vehicle movement areas and dwellings;</li> <li>(f) the level of traffic on the road;</li> <li>(g) the potential for conflicts with other traffic.</li> </ul> |
|--|---|

### 11.3.2 Visitor Accommodation

| Objective:   |  |
|--|--|
| To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</li> <li>(b) has a floor area of no more than 160m<sup>2</sup> per lot;</li> <li>(c) any self-contained accommodation must not be located on the same site as a dwelling providing long term residential accommodation, except for a caretakers dwelling.</li> </ul> | <p><b>P1</b></p> <p>Visitor accommodation must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) not adversely impact residential amenity and privacy of adjoining properties;</li> <li>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</li> <li>(c) be of an intensity that respects the character of use of the area;</li> <li>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;</li> <li>(e) be located on the same site as a dwelling providing long term residential accommodation, except for a caretakers dwelling, only if: <ul style="list-style-type: none"> <li>(i) it has a separate ground level pedestrian access to a road; or</li> <li>(ii) there is an existing mix of uses on the site;</li> </ul> </li> </ul> |

|  |   |
|--|---|
|  | and the impact on the amenity of long term residents on the site is not unreasonable. |
| <b>A2</b><br>In the Battery Point Heritage Precinct (BP1) visitor accommodation (except for bed and breakfast establishment) must be within an existing building and not displace a residential use. | <b>P2</b><br>No performance criteria.   |

## 11.4 Development Standards for Dwellings

### 11.4.1 Residential density for multiple dwellings

|   |  |
|---|--|
| Objective:  |  |
| That the density of multiple dwellings:   |  |
| <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing; and</li> <li>(b) optimises the use of infrastructure and community services.</li> </ul> |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Multiple dwellings must have a site area per dwelling of not less than 200m <sup>2</sup> .   | <b>P1</b><br>Multiple dwellings must only have a site area per dwelling less than 200m <sup>2</sup> if: <ul style="list-style-type: none"> <li>(a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or</li> <li>(b) the development provides for a specific accommodation need with significant social or community benefit.</li> </ul> |

### 11.4.2 Setbacks and building envelope for all dwellings

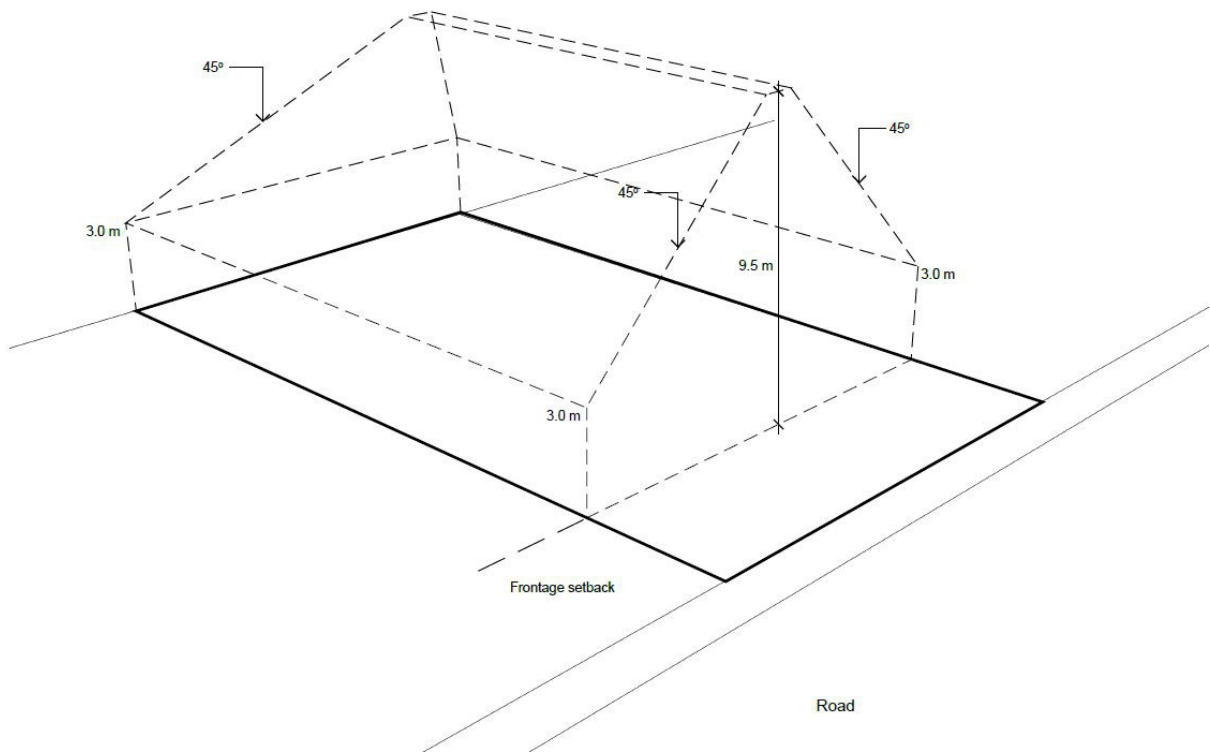
|   |
|---|
| Objective:  |
| That the siting and scale of dwellings:   |
| <ul style="list-style-type: none"> <li>(a) provides reasonably consistent separation between dwellings and their frontage within a street;</li> <li>(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and</li> <li>(c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul> |

| Acceptable Solutions   | Performance Criteria   |
|--|--|
| <p><b>A1</b></p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</li> <li>(b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</li> <li>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</li> <li>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</li> </ul> | <p><b>P1</b></p> <p>A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.</p>   |
| <p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> <li>(a) 4m, or alternatively 1m behind the building line;</li> <li>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</li> <li>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</li> </ul>   | <p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p> |

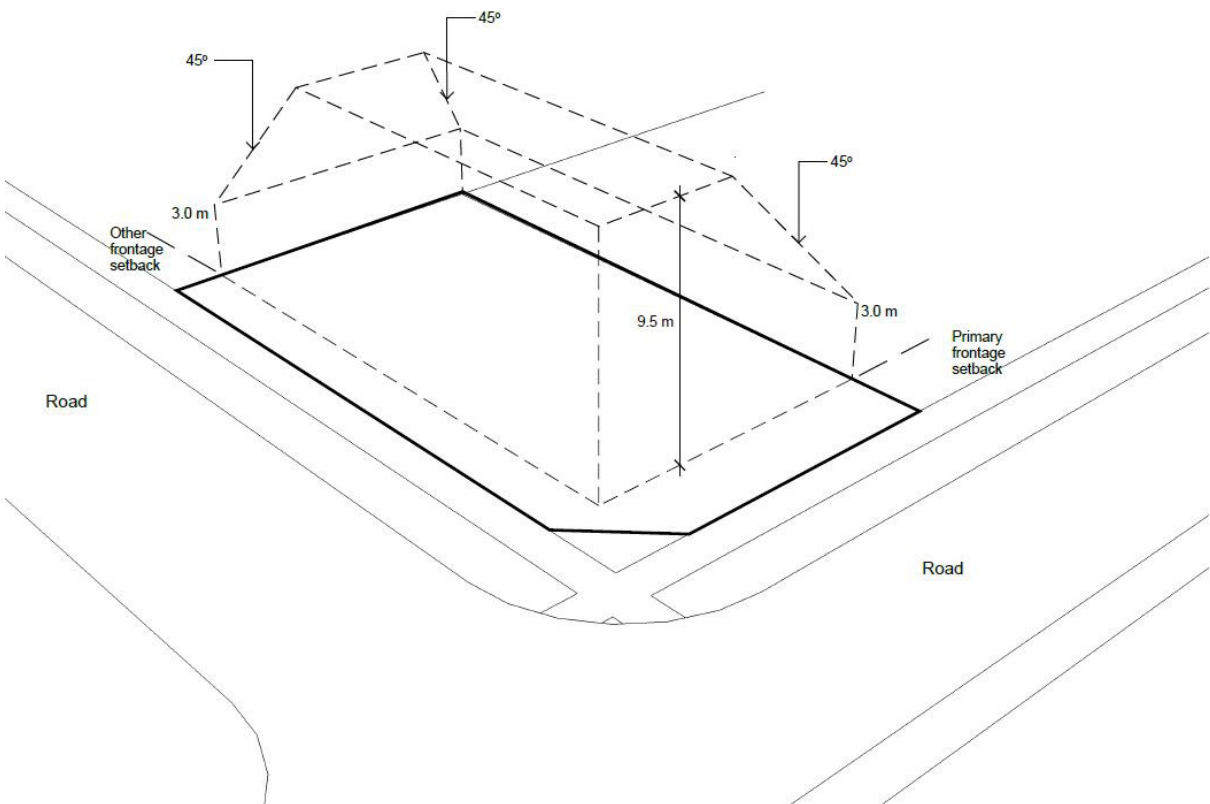


|   |  |
|---|--|
| <p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and</li> </ul> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)</li> </ul> <p>This acceptable solution does not apply to Battery Point Heritage Precinct (BP1)<sup>L1</sup>.</p> | <p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and</li> </ul> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.</p> |
|---|--|

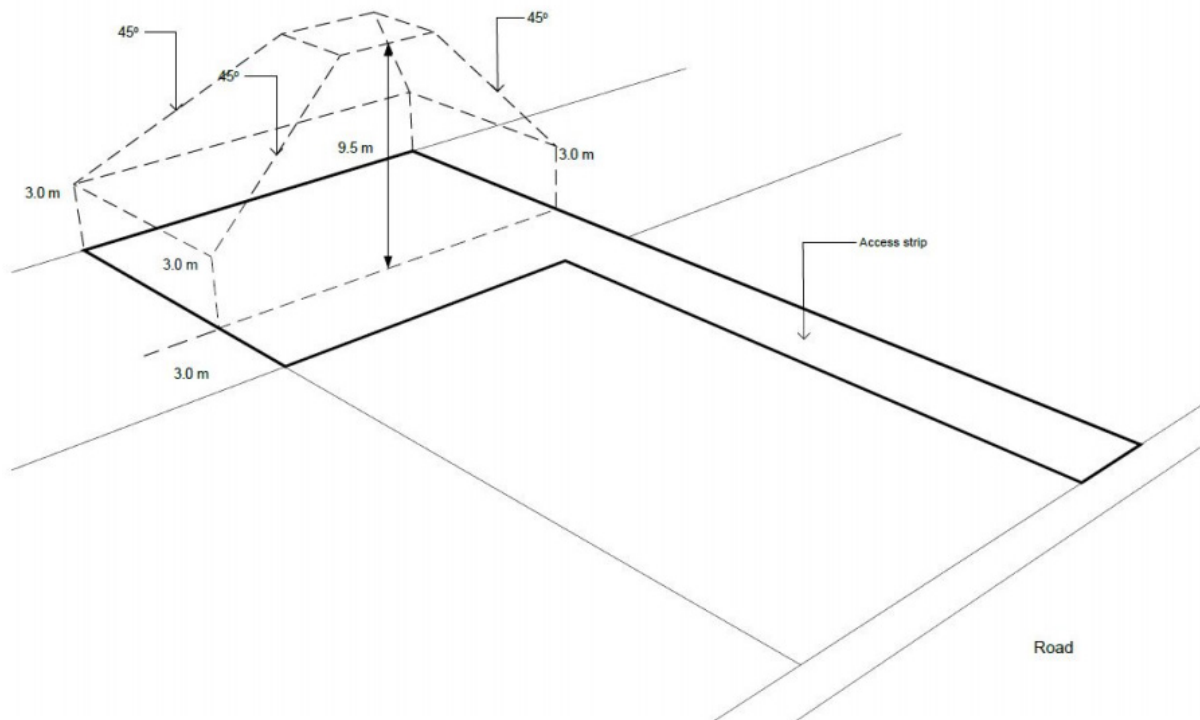
L1 - height and setback provisions for heritage area BP1 are contained in the Historic Heritage Code - E13.8.4 Buildings and Works in Heritage Precinct BP1.



**Figure 11.1 Building envelope as required by clause 11.4.2 A3(a)**



**Figure 11.2 Building envelope for corner lots as required by clause 11.4.2 A3(a)**



**Figure 11.3 Building envelope for internal lots as required by clause 11.4.2 A3(a)**

**11.4.3 Site coverage and private open space for all dwellings**

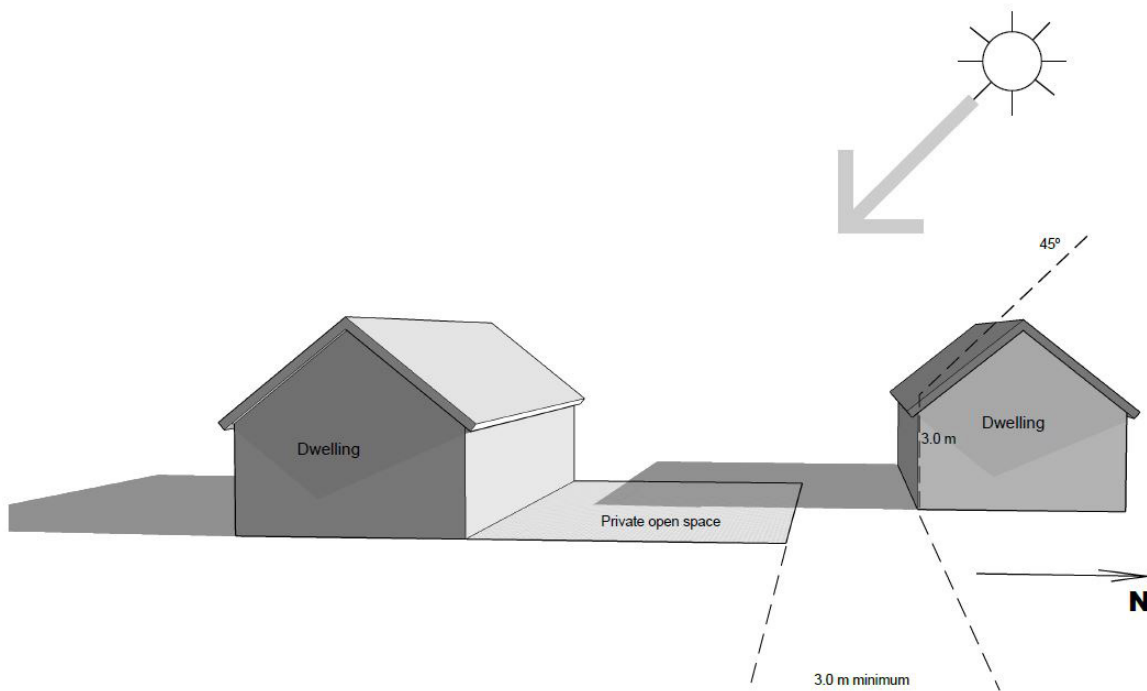
|   |   |
|---|---|
| Objective:  |   |
| That dwellings are compatible with the amenity and character of the area and provide:   |   |
| <ul style="list-style-type: none"> <li>(a) for outdoor recreation and the operational needs of the residents;</li> <li>(b) opportunities for the planting of gardens and landscaping; and</li> <li>(c) private open space that is conveniently located and has access to sunlight</li> </ul>  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and</li> <li>(b) for multiple dwellings, a total area of private open space of not less than 40m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</li> </ul> | <p><b>P1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area;</li> <li>(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> <li>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any</li> </ul> </li> </ul> |

|   |  |
|---|--|
|   | <p>common open space provided for this purpose within the development; and</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(c) reasonable space for the planting of gardens and landscaping.</p>   |
| <p><b>A2</b></p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m<sup>2</sup>; or</p> <p>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;</p> <p>(d) has a gradient not steeper than 1 in 10; and</p> <p>(e) is not used for vehicle access or parking.</p> | <p><b>P2</b></p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p> |

#### 11.4.4 Sunlight to private open space of multiple dwellings

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |
| <b>A1</b>   | <b>P1</b>                   |

|   |   |
|---|---|
| <p>A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 11.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"><li>(a) the multiple dwelling is contained within a line projecting (see Figure 11.4):<ul style="list-style-type: none"><li>(i) at a distance of 3m from the northern edge of the private open space; and</li><li>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.</li></ul></li><li>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June.</li><li>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:<ul style="list-style-type: none"><li>(i) an outbuilding with a building height not more than 2.4m; or</li><li>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</li></ul></li></ul> | <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 11.4.3 of this planning scheme.</p> |
|---|---|



**Figure 11.4 Separation from the private open space of another dwelling on the same site as required by clause 11.4.4 A1(a)**

**11.4.5 Width of openings for garages and carports for all dwellings**

|  |  |
|--|--|
| Objective:   |  |
| To reduce the potential for garage or carport openings to dominate the primary frontage  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser). | <b>P1</b><br>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage. |

**11.4.6 Privacy for all dwellings**

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|--|
| Objective:   |
| To provide a reasonable opportunity for privacy for dwellings. |

| Acceptable Solutions   | Performance Criteria   |
|--|--|
| <p><b>A1</b></p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p> | <p><b>P1</b></p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p> |
| <p><b>A2</b></p> <p>A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p>  | <p><b>P2</b></p> <p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>  |

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</li> <li>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul> |  |
| <p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <ul style="list-style-type: none"> <li>(a) 2.5m; or</li> <li>(b) 1m if: <ul style="list-style-type: none"> <li>(i) it is separated by a screen of not less than 1.7m in height; or</li> <li>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a</li> </ul> </li> </ul>  | <p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p> |



|   |  |
|---|--|
| height of not less than 1.7m above the floor level. |  |
|---|--|

#### 11.4.7 Frontage fences for all dwellings

| Objective:  |  |
|---|--|
| The height and transparency of frontage fences:   |  |
| <ul style="list-style-type: none"> <li>(a) provides adequate privacy and security for residents;</li> <li>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</li> <li>(c) is reasonably consistent with that on adjoining properties.</li> </ul> |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution<sup>2</sup>.</p>   | <p><b>P1</b></p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul> |

<sup>2</sup>An exemption applies for fences in this zone – see Table 5.6 in Exemptions

#### 11.4.8 Waste storage for multiple dwellings

| Objective:  |  |
|---|--|
| To provide for the storage of waste and recycling bins for multiple dwellings.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> | <p><b>P1</b></p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site;</li> </ul> |

|  |  |
|--|--|
| <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p> | <p>(b) screened from the frontage and any dwellings; and</p> <p>(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.</p> |
|--|--|

#### 11.4.9 Non-dwelling development

| Objective:   |   |
|--|---|
| To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.                                |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling:</p> <p>(a) 11.4.2 A1 and A3;</p> <p>(b) 11.4.3 A1 (a) and (c);</p> <p>(c) 11.4.7 A1.</p> | <p><b>P1</b></p> <p>Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</p>                            |
| <p><b>A2</b></p> <p>Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:</p> <p>(a) 11.4.2 A2;</p> <p>(b) 11.4.5 A1.</p>               | <p><b>P2</b></p> <p>Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.</p> |
| <p><b>A3</b></p> <p>Outdoor storage areas must comply with all of the following:</p>   | <p><b>P3</b></p> <p>Outdoor storage areas must satisfy all of the following:</p>  |

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |
|--|--|

## 11.5 Development Standards for Subdivision

### 11.5.1 Lot Design

|  |  |
|--|--|
| Objective:   |  |
| To provide for new lots that:  |  |
| <ul style="list-style-type: none"> <li>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</li> <li>(b) contain building areas suitable for residential development at densities higher than that for the General Residential Zone and located to avoid hazards and other site restrictions;</li> <li>(c) result in a mix of lot sizes within the zone to enable a variety of dwelling and household types;</li> <li>(d) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</li> <li>(e) ensure an average net density for new suburban areas no less than 25 dwellings per hectare with higher densities close to services, facilities and public transport corridors;</li> <li>(f) are provided in a manner that provides for the efficient and ordered provision of infrastructure.</li> </ul> |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>The size of each lot must comply with the minimum and maximum lot sizes specified in Table 11.1, except if for public open space, a riparian or littoral reserve or utilities.  | <b>P1</b><br>The size of each lot must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) variance above the maximum lot size in Table 11.1 by no more than 15% and only to the extent necessary due to site constraints, unless for terrace housing development;</li> <li>(b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.</li> </ul> |
| <b>A2</b><br>No Acceptable Solution.   | <b>P2</b>  |

|   |  |
|---|--|
|   | <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating residential use and development at a density of no lower than one dwelling unit per 250m<sup>2</sup> of site area;</li> <li>(b) meets any applicable standards in codes in this planning scheme;</li> <li>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land and the intention for density of development higher than that for the General Residential Zone.</li> </ul>  |
| <p><b>A3</b><br/>No Acceptable Solution.</p>    | <p><b>P3</b></p> <p>The frontage of each lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) provides opportunity for practical and safe vehicular and pedestrian access;</li> <li>(b) is no less than 6 m except if an internal lot.</li> </ul>   |
| <p><b>A4</b><br/>No lot is an internal lot.</p> | <p><b>P4</b></p> <p>An internal lot must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</li> <li>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</li> <li>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</li> <li>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</li> <li>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</li> </ul> |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</li> <li>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</li> <li>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</li> </ul>  |
| <p><b>A5</b></p> <p>No Acceptable Solution.</p> | <p><b>P5</b></p> <p>Arrangement and provision of lots must satisfy all of the following;</p> <ul style="list-style-type: none"> <li>(a) have regard to providing a higher net density of dwellings along; <ul style="list-style-type: none"> <li>(i) public transport corridors;</li> <li>(ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;</li> <li>(iii) within 200 m of business zones and local shops;</li> </ul> </li> <li>(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;</li> <li>(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;</li> <li>(d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;</li> <li>(e) is consistent with any applicable Local Area Objectives or Desired Future.</li> </ul> |

## 11.5.2 Roads

| Objective:   |  |
|--|--|
| To ensure that the arrangement of new roads within a subdivision provides for all of the following:  |  |
| <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.</li> </ul> |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>The subdivision includes no new road.</p>  | <p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</li> <li>(c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</li> <li>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</li> <li>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</li> <li>(f) connectivity with the neighbourhood road network is maximised;</li> <li>(g) the travel distance between key destinations such as shops and services is minimised;</li> </ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(h) walking, cycling and the efficient movement of public transport is facilitated;</li> <li>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</li> <li>(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.</li> </ul> |
|--|--|

### 11.5.3 Ways and Public Open Space

| Objective:  |  |
|---|--|
| To ensure that the arrangement of ways and public open space provides for all of the following:   |  |
| <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of pedestrian and cycling traffic.</li> </ul> |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</li> <li>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</li> <li>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</li> <li>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</li> <li>(e) new ways are designed so that adequate passive surveillance will be provided from</li> </ul> |

|  |  |
|--|--|
|  | <p>development on neighbouring land and public roads as appropriate;</p> <p>(f) provides for a legible movement network;</p> <p>(g) the route of new ways has regard to any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> <li>(i) the width of the way;</li> <li>(ii) the length of the way;</li> <li>(iii) landscaping within the way;</li> <li>(iv) lighting;</li> <li>(v) provision of opportunities for 'loitering';</li> <li>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</li> </ul> |
|--|--|

#### 11.5.4 Services

| Objective:   |                                       |
|--|---------------------------------------|
| To ensure that the subdivision of land provides adequate services to meet the projected needs of future development. |                                       |
| Acceptable Solutions   | Performance Criteria                  |
| <b>A1</b><br>Each lot must be connected to a reticulated potable water supply.                                       | <b>P1</b><br>No Performance Criteria. |
| <b>A2</b><br>Each lot must be connected to a reticulated sewerage system.  | <b>P2</b><br>No Performance Criteria. |

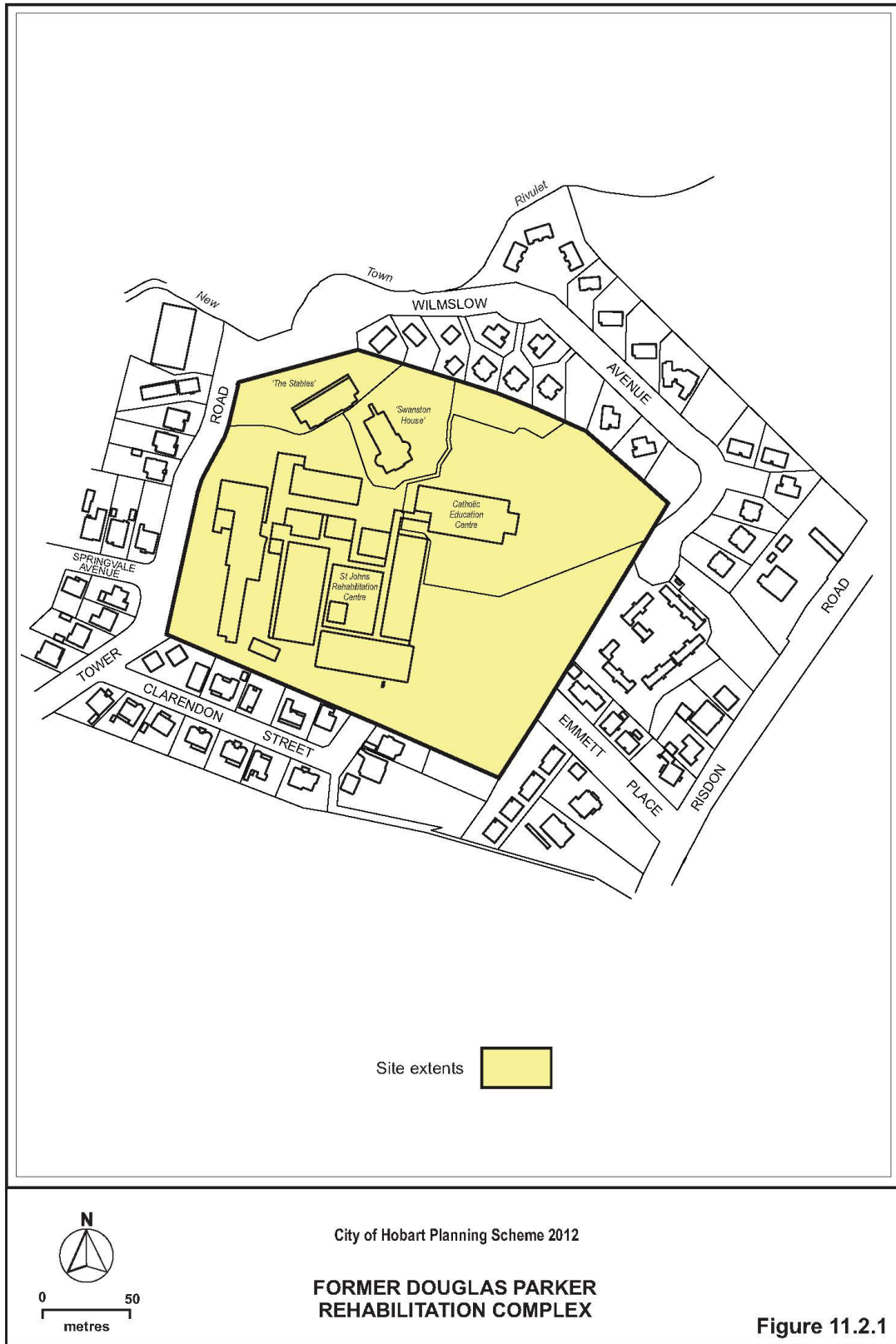


|   |  |
|---|--|
| <p><b>A3</b></p> <p>Each lot must be connected to a stormwater system able to service the building area by gravity.</p> | <p><b>P3</b></p> <p>If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.</p> |
| <p><b>A4</b></p> <p>The subdivision includes no new road.</p>   | <p><b>P4</b></p> <p>The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.</p>         |

**Table 11.1 Lot Size Requirements**

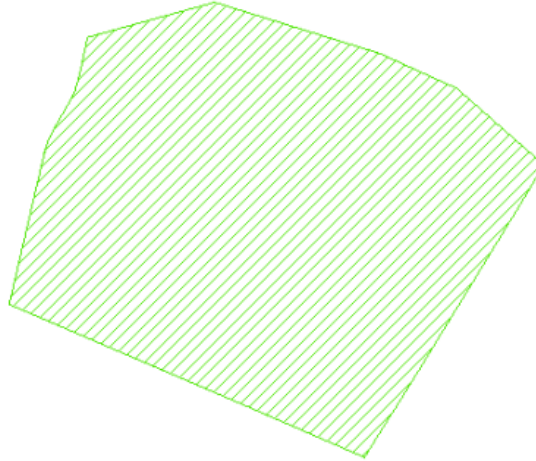
|   | Minimum Lot Size  | Maximum Lot Size Not including balance lots |
|---|-------------------|---|
| Lots approved as part of a consolidated application with residential development. | 200m <sup>2</sup> | 400m <sup>2</sup>                           |
| Lots incorporating building area with nil side boundary setbacks.                 | 200m <sup>2</sup> | 350m <sup>2</sup>                           |
| Lots designated on title for multiple dwelling use and development.               | 500m <sup>2</sup> | Nil   |
| All other lots  | 250m <sup>2</sup> | 400m <sup>2</sup>                           |

Figure 11.2.1 - Douglas Parker Complex



## Map 11 Douglas Parker Complex - LISTmap

Open the full map extent (link to the [interactive map](#))



### Legend

Former Douglas Parker Rehabilitation complex

[http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=524778,5255702,525472,5255475&srs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE%3D%27116.FRC%27](http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=524778,5255702,525472,5255475&srs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE%3D%27116.FRC%27)

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Note: This overlay map has been filtered to show only the selected overlay feature for the Planning Scheme currently being viewed.

## 12.0 Low Density Residential Zone

### 12.1 Zone Purpose

#### 12.1.1 Zone Purpose Statements

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3 To encourage residential development that respects the neighbourhood character.
- 12.1.1.4 To provide a high standard of residential amenity.
- 12.1.1.5 To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

#### 12.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

### 12.1.3 Desired Future Character Statements

| Desired Future Character Statements  | Implementation Strategy        |
|--|--------------------------------|
| The areas in a bushland setting covered by this zone should continue to develop primarily with detached housing in order to allow substantial retention of natural vegetation and landscaped open space. The use of materials that blend with the colours and textures of the natural vegetation is encouraged. In Lower Sandy Bay development should minimise impacts on the landscape values of the Derwent Estuary. | Use and Development Standards. |

### 12.2 Use Table

| Use Class                                      | Qualification   |
|--|---|
| <b>No Permit Required</b>                      |   |
| Educational and occasional care                | Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management         |   |
| Passive recreation                             |   |
| Residential                                    | Only if a single dwelling or home-based business.   |
| Utilities                                      | Only if for minor utilities   |
| <b>Permitted</b>                               |   |
| Residential                                    | Except if no permit required  |
| Visitor accommodation                          |   |
| <b>Discretionary</b>                           |   |
| Community meeting and entertainment            | Only if church, art and craft centre or public hall   |
| Domestic animal breeding, boarding or training |   |
| Educational and occasional care                | Except if No Permit Required<br>Only if day respite facility  |
| Emergency services                             |   |

|                       |                              |
|-----------------------|------------------------------|
| Sports and recreation |                              |
| Utilities             | Except if no permit required |
| <b>Prohibited</b>     |                              |
| All other uses        |                              |

## 12.3 Use Standards

### 12.3.1 Non-Residential Use

| Objective:   |  |
|--|--|
| To ensure that non-residential use does not unreasonably impact residential amenity.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Hours of operation must be within:</p> <p>(a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12.00 noon Saturdays;</p> <p>(c) nil Sundays and Public Holidays;</p> <p>except for office and administrative tasks or visitor accommodation.</p>   | <p><b>P1</b></p> <p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |
| <p><b>A2</b></p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>  |
| <p><b>A3</b></p> <p>External lighting must comply with all of the following:</p>   | <p><b>P3</b></p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p>   |

|   |   |
|---|---|
| <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>   | <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>  |
| <p><b>A4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) nil on Sundays and Public Holidays.</p> | <p><b>P4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |

### 12.3.2 Visitor Accommodation

|   |   |
|---|---|
| Objective:  |   |
| To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Visitor accommodation must comply with all of the following:</p> <p>(a) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> | <p><b>P1</b></p> <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> |

|   |  |
|---|--|
| <p>(b) has a floor area of no more than 160m<sup>2</sup> per lot;</p> <p>(c) any self-contained accommodation must not be located on the same site as a dwelling providing long term residential accommodation, except for a caretakers dwelling.</p> | <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;</p> <p>(e) be located on the same site as a dwelling providing long term residential accommodation, except for a caretakers dwelling, only if:</p> <p>(i) it has a separate ground level pedestrian access to a road; or</p> <p>(ii) there is an existing mix of uses on the site;</p> <p>and the impact on the amenity of long term residents on the site is not unreasonable.</p> |
|---|--|

## 12.4 Development Standards for Buildings and Works

### 12.4.1 Non-dwelling development

| Objective:  |  |
|---|--|
| To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.                         |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling:</p> <p>(a) 12.4.2 A1 and A3;</p> <p>(b) 12.4.3 A1 (a) and (b);</p> <p>(c) 12.4.7 A1.</p> | <p><b>P1</b></p> <p>Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</p> |
| <b>A2</b>   | <b>P2</b>  |

|  |  |
|--|--|
| <p>Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:</p> <p>(a) 12.4.2 A2;</p> <p>(b) 12.4.5 A1.</p>  | <p>Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.</p>   |
| <p><b>A3</b></p> <p>Outdoor storage areas must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P3</b></p> <p>Outdoor storage areas must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |

#### 12.4.2 Setbacks and building envelope

|   |   |
|---|---|
| <p>Objective:</p>   |   |
| <p>To control the siting and scale of dwellings to:</p> <p>(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</p> <p>(b) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</p> <p>(c) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</p>        |   |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> | <p><b>P1</b></p> <p>A dwelling must:</p> <p>(a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and</p> <p>(b) have regard to streetscape qualities or assist the integration of new development into the streetscape.</p> |



|   |   |
|---|---|
| <p>(b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.</p>   |   |
| <p><b>A2</b></p> <p>A garage or carport must have a setback from a frontage of at least:</p> <p>(a) 5.5 m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</p>  | <p><b>P2</b></p> <p>The setback of a garage or carport from a frontage must:</p> <p>(a) provide separation from the frontage that complements or enhances the existing streetscape, taking into account the specific constraints and topography of the site; and</p> <p>(b) allow for passive surveillance between the dwelling and the street.</p>   |
| <p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground</p> | <p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause unreasonable loss of amenity by:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</p> <p>(iii) overshadowing of an adjoining vacant lot; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</p> |

|  |  |
|--|--|
| <p>level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p> | <p>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p> |
|--|--|

**Diagram 12.4.2A. Building envelope as required by 12.4.2 A3(a).**

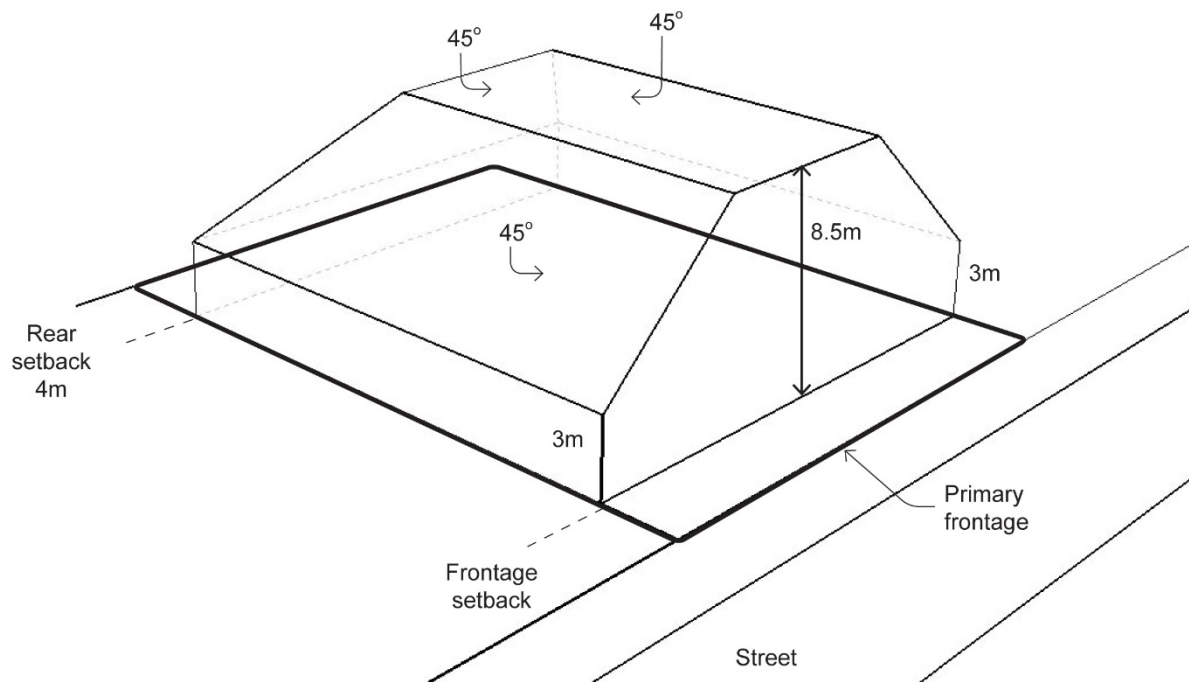
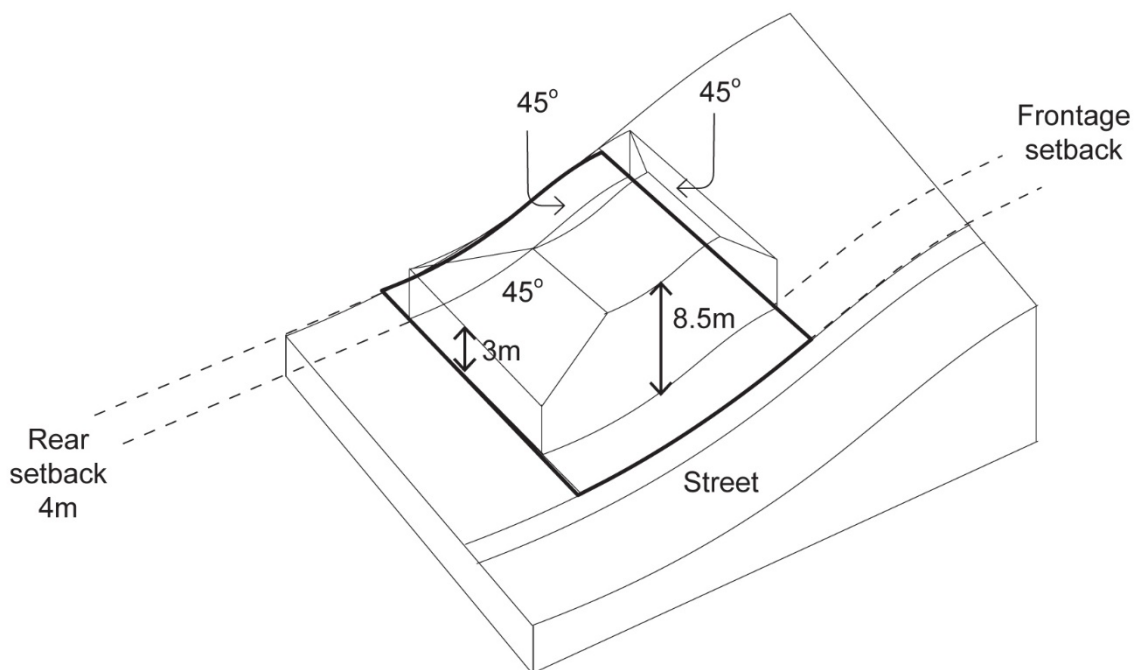
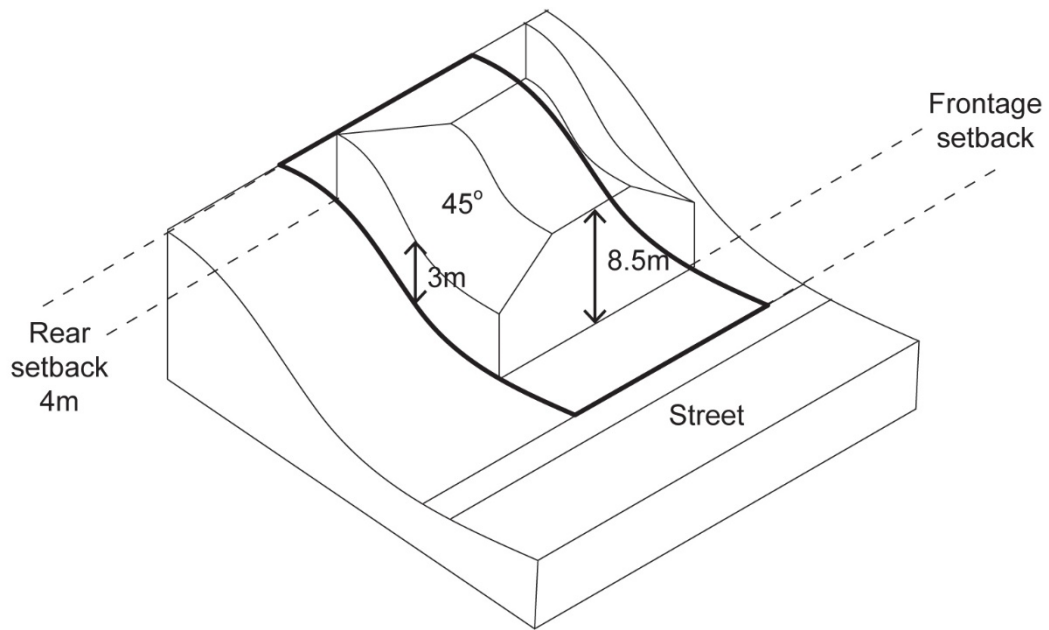
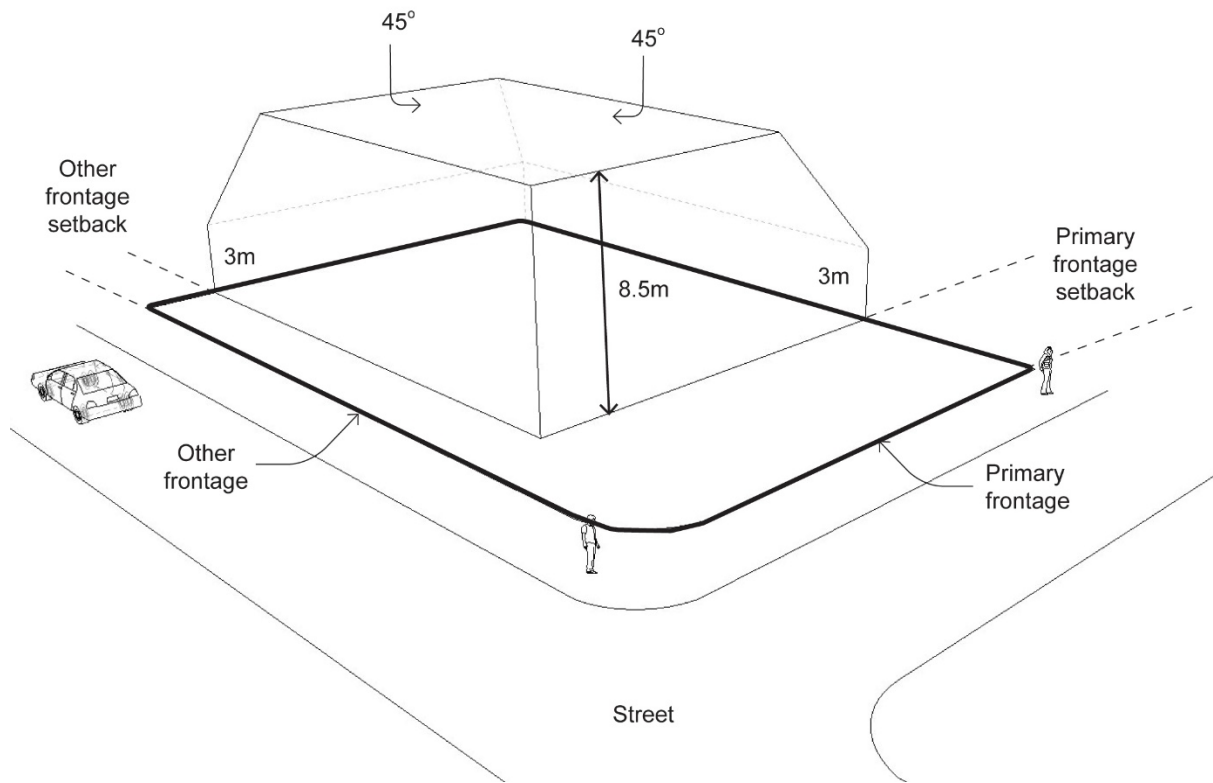


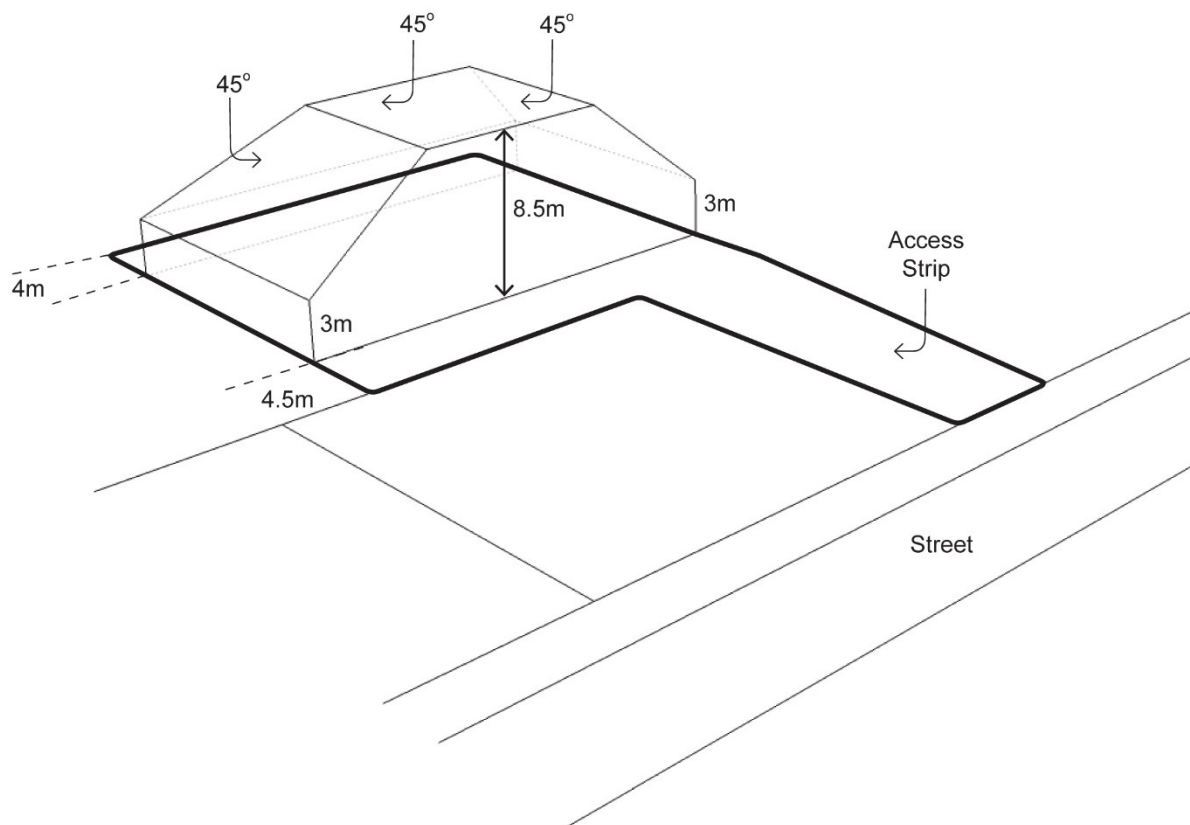
Diagram 12.4.2B. Building envelope for sloping sites as required by 12.4.2 A3(a).



**Diagram 12.4.2C. Building envelope for corner lots as required by 12.4.2 A3(a)**



**Diagram 12.4.2D. Building envelope for internal lots as required by 12.4.2 A3(a)**



### 12.4.3 Site coverage and private open space

| Objective:  |  |
|---|--|
| To provide:   |  |
| <ul style="list-style-type: none"> <li>(a) for outdoor recreation and the operational needs of the residents; and</li> <li>(b) opportunities for the planting of gardens and landscaping; and</li> <li>(c) private open space that is integrated with the living areas of the dwelling; and</li> <li>(d) private open space that has access to sunlight; and</li> <li>(e) for development that is compatible with the existing built and natural environment of the area.</li> </ul>  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and</li> <li>(b) a site area of which at least 25% of the site area is free from impervious surfaces;</li> <li>(c) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling.</li> </ul> <p>Any part of a site east of the Lower Sandy Bay Escarpment Line shall not be included in the site area for the purpose of calculating the site coverage under sub-clause (a).</p> | <p><b>P1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> <li>(i) outdoor recreational space consistent with the projected requirements of the occupants; and</li> <li>(ii) operational needs, such as clothes drying and storage; and</li> </ul> </li> <li>(b) have reasonable space for the planting of gardens and landscaping.</li> <li>(c) not be out of character with the pattern of development in the surrounding area; and</li> <li>(d) not result in an unreasonable loss of natural or landscape values.</li> </ul> |
| <p><b>A2</b></p> <p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is at least: <ul style="list-style-type: none"> <li>(i) 24m<sup>2</sup>; or</li> <li>(ii) 12m<sup>2</sup>, if the dwelling has a finished floor level that is entirely more than</li> </ul> </li> </ul>  | <p><b>P2</b></p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:</li> </ul>  |

|   |   |
|---|---|
| <p>1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4 m; or</p> <p>(ii) 2 m, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p> | <p>(i) conveniently located in relation to a living area of the dwelling; and</p> <p>(ii) orientated to take advantage of sunlight.</p> |
|---|---|

#### 12.4.4 Sunlight and overshadowing

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To provide:  |                             |
| <p>(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings;</p> <p>(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</p> |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |
| <p><b>A1</b></p> <p>A dwelling must have at least one habitable room (other than a bedroom) window that faces</p>  | <p><b>P1</b></p>            |

|   |  |
|---|--|
| <p>between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).</p>   | <p>A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).</p>  |
| <p><b>A2</b></p> <p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4B):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3 m from the window; and</li> <li>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4 m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</li> </ul> | <p><b>P2</b></p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).</p> |
| <p><b>A3</b></p> <p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4C):</p>   | <p><b>P3</b></p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3.</p>  |

|  |  |
|--|--|
| <ul style="list-style-type: none"><li>(i) at a distance of 3 m from the northern edge of the private open space; and</li><li>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</li></ul> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"><li>(i) an outbuilding with a building height no more than 2.4 m; or</li><li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</li></ul> |  |
|--|--|



Diagram 12.4.4A. Orientation of a window of a habitable room as specified in 12.4.4 A1, A2 and P2.

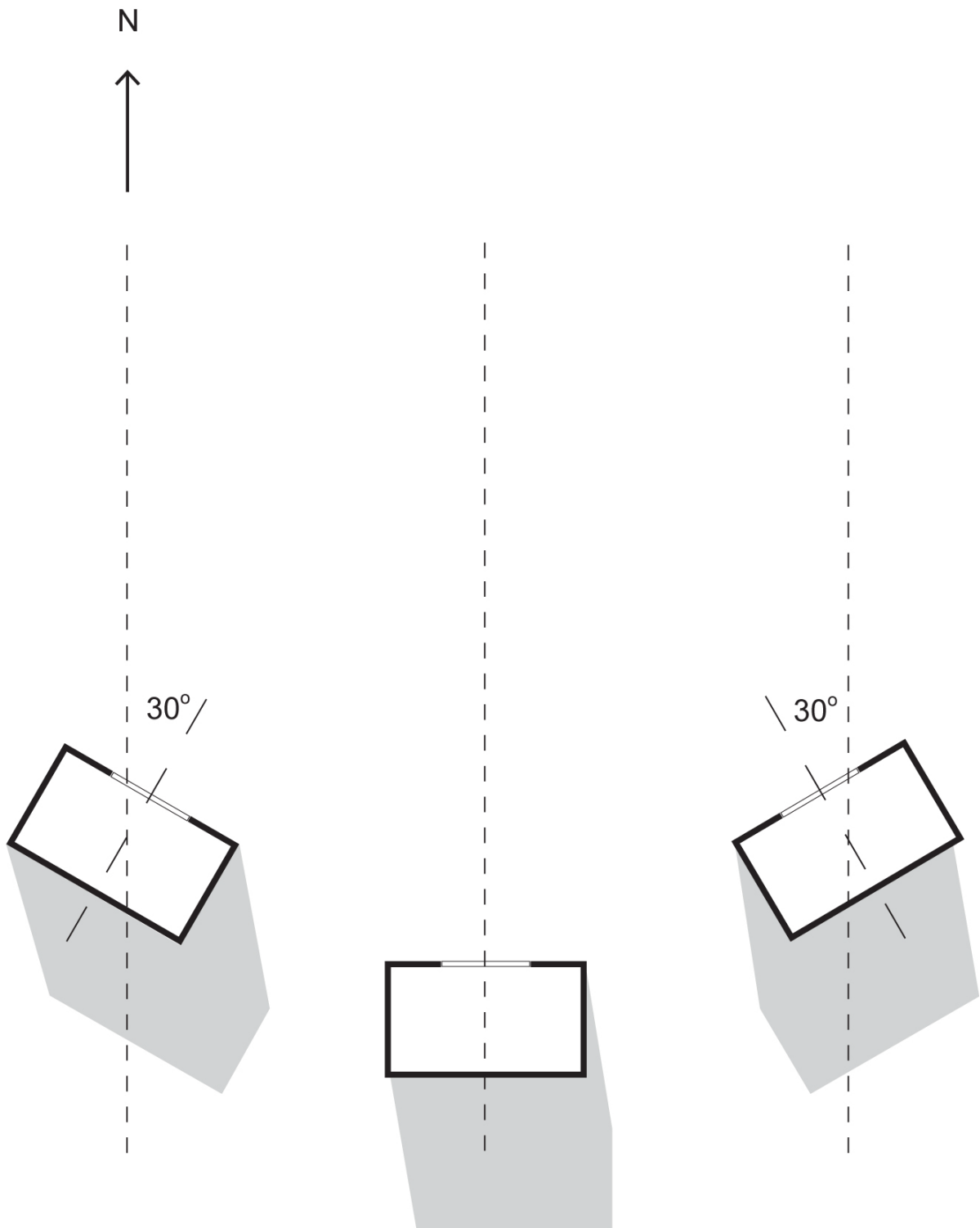
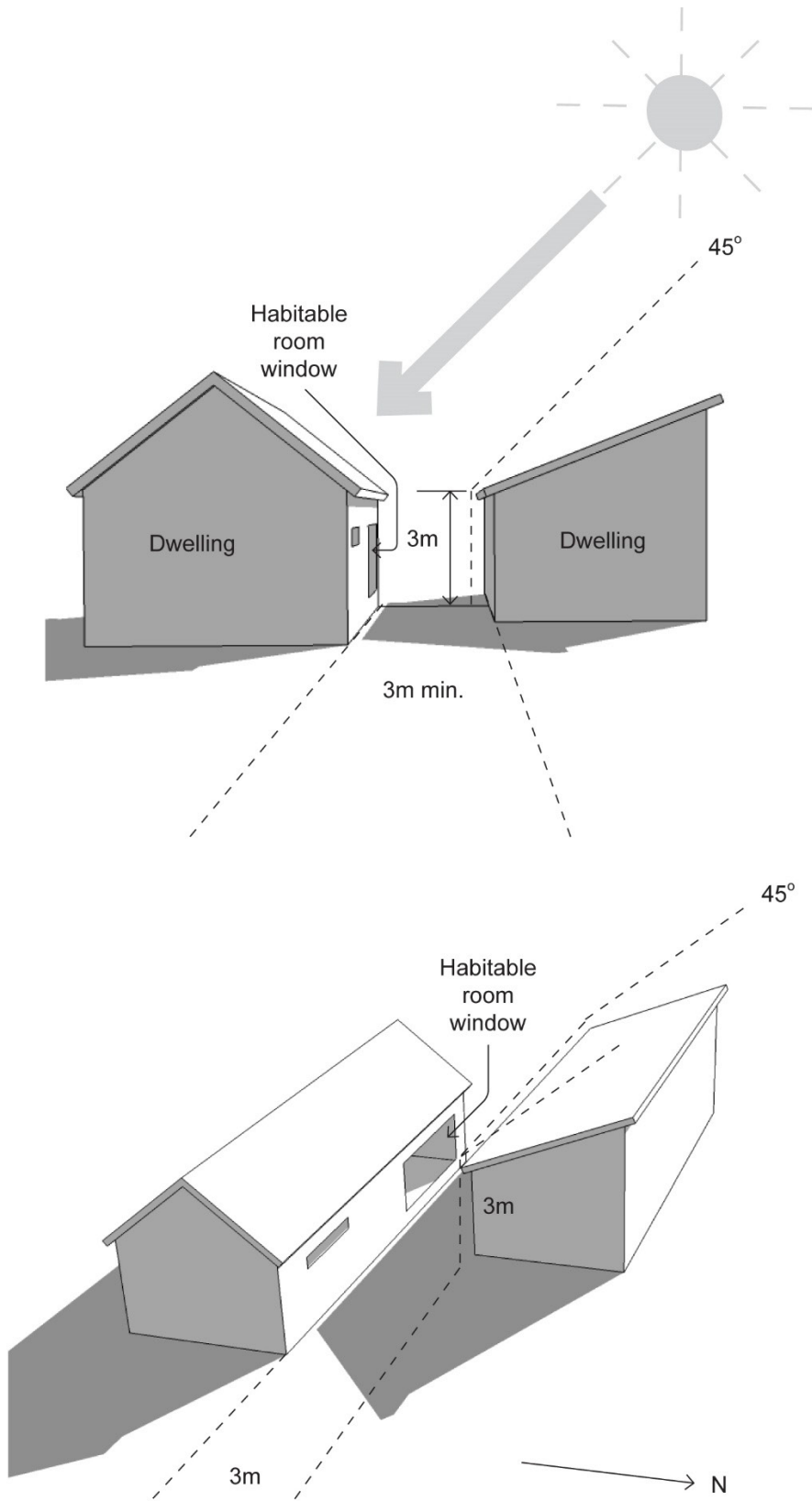
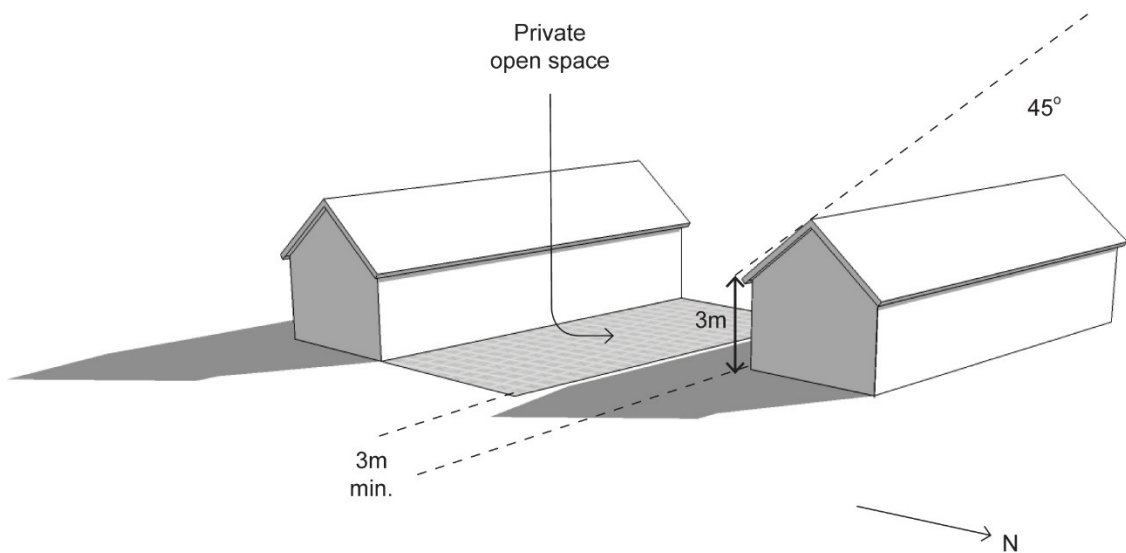
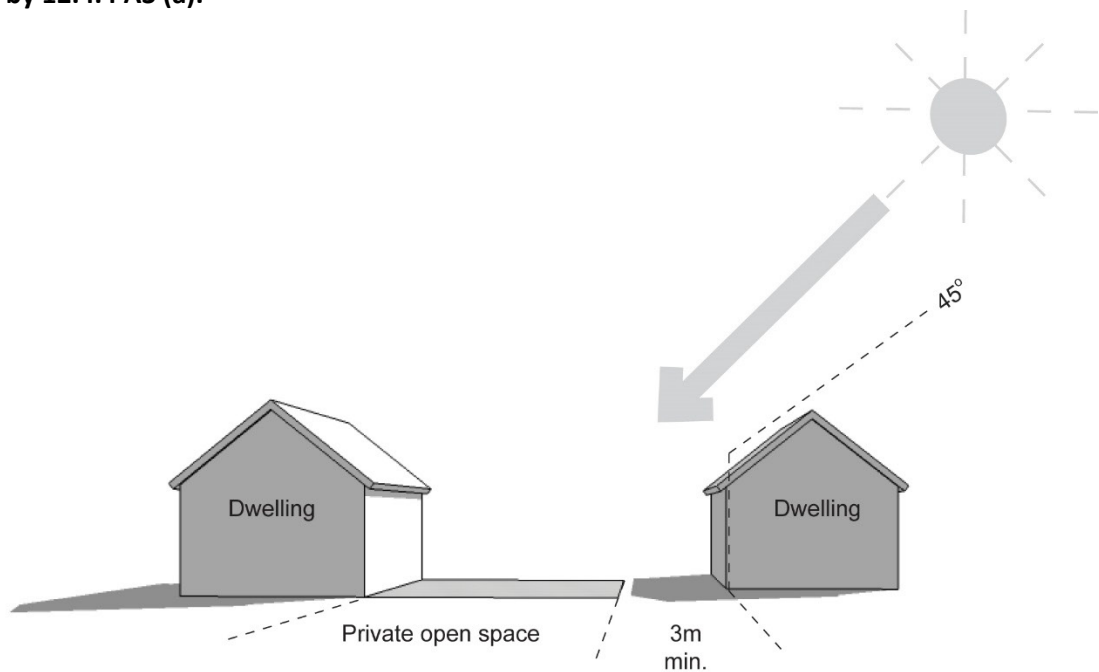


Diagram 12.4.4B. Separation from a north-facing window of a habitable room, of another dwelling on the same site, as required by 12.4.4 A2(a).



**Diagram 12.4.4C. Separation from the private open space of another dwelling on the same site as required by 12.4.4 A3 (a).**



**12.4.5 Width of openings for garages and carports**

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To reduce the potential for garage or carport openings to dominate the primary frontage. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |

|  |  |
|--|--|
| <p><b>A1</b></p> <p>A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage not exceeding 6m or half the width of the frontage (whichever is the lesser).</p> | <p><b>P1</b></p> <p>A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p> |
|--|--|

#### 12.4.6 Privacy

| Objective:  |   |
|---|---|
| To provide reasonable opportunity for privacy for dwellings.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary;</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:</p> <p style="margin-left: 20px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p style="margin-left: 20px;">(ii) from a balcony, deck, roof terrace or the private open space, or the other dwelling on the same site.</p> | <p><b>P1</b></p> <p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining lot or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space; or</p> <p>(c) an adjoining vacant residential lot.</p> |

|  |  |
|--|--|
| <p><b>A2</b></p> <p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3 m from a side boundary;</li> <li>(ii) is to have a setback of at least 4 m from a rear boundary;</li> <li>(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site;</li> <li>(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</li> <li>(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</li> </ul> | <p><b>P2</b></p> <p>A window or glazed door, to a habitable room of a dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) a window or glazed door, to a habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling; and</li> <li>(c) an adjoining vacant residential lot.</li> </ul> |
| <p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a</p>  | <p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed,</p>   |

|   |  |
|---|--|
| <p>habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of at least 1.7 m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p> | <p>to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p> |
|---|--|

#### 12.4.7 Frontage fences

| Objective:   |  |
|--|--|
| <p>To control the height and transparency of frontage fences to:</p> <p>(a) allow the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(b) provide reasonably consistent height and transparency.</p>   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2 m if the fence is solid; or</p> <p>(b) 1.5 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p> | <p><b>P1</b></p> <p>A fence (including a free-standing wall) within 4.5 m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.</p> |

#### 12.4.8 Waste storage for multiple dwellings

| Objective:   |                      |
|--|----------------------|
| To provide for the storage of waste and recycling bins for multiple dwellings. |                      |
| Acceptable Solutions   | Performance Criteria |

|  |   |
|--|---|
| <p><b>A1</b></p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area between the dwelling and the frontage; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5 m from a frontage; and</p> <p>(ii) is at least 5.5 m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.</p> | <p><b>P1</b></p> <p>A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <p>(a) capable of storing the number of bins required for the site; and</p> <p>(b) screened from the frontage and dwellings; and</p> <p>(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</p> |
|--|---|

#### 12.4.9 Residential density for multiple dwellings

|  |   |
|--|---|
| Objective:   |   |
| To provide for densities for multiple dwellings that are compatible with the existing built and natural environment of the area and do not exceed the capacity of infrastructure services. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 1500m<sup>2</sup>.</p>  | <p><b>P1</b></p> <p>Multiple dwellings may only have a site area per dwelling of less than 1500m<sup>2</sup> if the number of dwellings:</p> <p>(a) is not out of character with the pattern of development in the surrounding area; and</p> <p>(b) does not result in an unreasonable loss of natural or landscape values; and</p> <p>(c) does not exceed the capacity of the current or intended infrastructure services in the area.</p> |

#### 12.4.10 Siting buildings close to the Lower Sandy Bay Escarpment

| Objective:  |   |
|---|---|
| To protect the landscape values of the Derwent Estuary by ensuring that buildings are sited an appropriate distance from the Lower Sandy Bay Escarpment.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1.1</b></p> <p>A building must be sited a minimum distance of 20 m landward of the Lower Sandy Bay Escarpment Line (shown on the Local Overlay Maps).</p> <p><b>A1.2</b></p> <p>If an existing building is within 20 m landward of the Lower Sandy Bay Escarpment Line, an extension to the floor area, including open decks, is no greater than 15 m<sup>2</sup> or contained within the existing building footprint, measured at the effective date, and must not extend seaward of the Lower Sandy Bay Escarpment Line (shown on the Local Overlay Maps).</p> | <p><b>P1</b></p> <p>A building must be sited and designed to minimise unreasonable impacts on views of the escarpment from the Derwent Estuary by means that must include all of the following:</p> <ul style="list-style-type: none"> <li>(a) minimising land disturbance, and retention of native vegetation;</li> <li>(b) the use of suitable landscaping;</li> <li>(c) the use of non-reflective materials on facades visible from the estuary;</li> <li>(d) the use of subdued colours on external building surfaces;</li> <li>(e) no part of a building shall extend seaward of the Lower Sandy Bay Escarpment Line (shown on the Local Overlay Maps).</li> </ul> |

### Map 12.4 Lower Sandy Bay Escarpment - LISTmap

Open the full map extent ([link to the interactive map](#))



**Legend**  
Lower Sandy Bay Escarpment ■

[http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=526026,5248640,530063,%205246662&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE=%27116.ESC%27](http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=526026,5248640,530063,%205246662&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE=%27116.ESC%27)



Note: This overlay map has been filtered to show only the selected overlay feature for the Planning Scheme currently being viewed

## 12.5 Development Standards for Subdivision

### 12.5.1 Lot Design

| Objective:   |  |
|--|--|
| To provide for new lots that:  |  |
| <p>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</p> <p>(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</p> <p>(c) are not internal lots, except if the only reasonable way to provide for desired residential density.</p> |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1.1</b></p> <p>The size of each lot, except if for public open space, a riparian or littoral reserve or utilities, must be no less than 1,000m<sup>2</sup> and no more than 2,500m<sup>2</sup> (except balance lot).</p> <p><b>A1.2</b></p> <p>The size of lots east of Sandy Bay Road, between Cartwright's Point and Blinking Billy Point, except if for public open space, a riparian or littoral reserve or utilities, must have no less than the area specified in Table 12.1.</p>   | <p><b>P1.1</b></p> <p>No Performance Criteria.</p> <p><b>P1.2</b></p> <p>Each lot east of Sandy Bay Road, between Cartwright's Point and Blinking Billy Point, shall have the appropriate area, dimensions, and frontage for the siting and construction of a dwelling and ancillary outbuildings, the provision of private open space, convenient vehicle access and parking subject to the following absolute minimum standards:</p> <p>(a) Lots with a gradient less than 20% shall have an area not less than 300m<sup>2</sup>;</p> <p>(b) Lots with a gradient of 20% or greater shall have an area not less than 500m<sup>2</sup>;</p> <p>The Planning Authority may require building envelopes for each lot to be shown on the subdivision plan which define the limits for the siting, and wall and roof height of any dwelling and/or building.</p> |
| <b>A2</b>  | <b>P2</b>  |

|  |  |
|--|--|
| <p>Each lot must provide a minimum building area that complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <ul style="list-style-type: none"> <li>(a) is rectangular in shape with minimum dimensions of 10 m x 15 m;</li> <li>(b) is clear of the frontage, side and rear boundary setbacks;</li> <li>(c) is setback a minimum distance of 20 m landward of the Lower Sandy Bay Escarpment Line (shown on the Local Overlay Maps);</li> <li>(d) is clear of title restrictions such as easements and restrictive covenants;</li> <li>(e) has an average slope of no more than 1 in 5.</li> </ul> | <p>Each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) is reasonably capable of accommodating residential use and development;</li> <li>(b) is setback a minimum distance of 20 m landward of the Lower Sandy Bay Escarpment Line (shown on the Local Overlay Maps);</li> <li>(c) meets any applicable standards in codes in this planning scheme;</li> <li>(d) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</li> <li>(e) minimises the requirement for earth works, retaining walls, and cut and fill associated with future development.</li> </ul>   |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</p> <p>30m.</p>  | <p><b>P3</b></p> <p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than:</p> <p>6m.</p>  |
| <p><b>A4</b></p> <p>No lot is an internal lot <sup>[R1]</sup>.</p>   | <p><b>P4</b></p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</li> <li>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</li> <li>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</li> <li>(d) the lot will contribute to the more efficient utilisation of living land;</li> <li>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</li> </ul> |

|   |  |
|---|--|
|   | <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p> |
| <p><b>A5</b></p> <p>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p> | <p><b>P5</b></p> <p>Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>   |

**Table 12.1 – Lot size**

|   |                    |
|---|--------------------|
| On land with an average slope less than 20% gradient    | 520 m <sup>2</sup> |
| On land with an average slope greater than 20% gradient | 750 m <sup>2</sup> |

**Footnote**

Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots.

They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

**12.5.2 Roads**

|   |
|---|
| Objective:  |
| To ensure that the arrangement of new roads within a subdivision provides for all of the following: |

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian and cycling traffic;
- (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.

| Acceptable Solutions  | Performance Criteria  |
|---|---|
| <p><b>A1</b></p> <p>The subdivision includes no new road.</p> | <p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</li> <li>(b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</li> <li>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</li> <li>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</li> <li>(f) connectivity with the neighbourhood road network is maximised;</li> <li>(g) the travel distance between key destinations such as shops and services is minimised;</li> <li>(h) walking, cycling and the efficient movement of public transport is facilitated;</li> <li>(i) provision is made for bicycle infrastructure on new arterial and collector roads in</li> </ul> |

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|  | <p>accordance with Austroads Guide to Road Design Part 6A;</p> <p>(j) multiple escape routes are provided if in a bushfire prone area.</p> |
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### 12.5.3 Ways and Public Open Space

|  |   |
|--|---|
| <b>Objective:</b>  |   |
| <p>To ensure that the arrangement of ways and public open space provides for all of the following:</p> <p>(a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community;</p> <p>(b) the adequate accommodation of pedestrian and cycling traffic;</p> |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>  | <p><b>P1</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</p> <p>(e) topographical and other physical conditions of the site are appropriately accommodated in the design;</p> <p>(f) the route of new ways has regard to any pedestrian &amp; cycle way or public open</p> |

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|   | <p>space plan adopted by the Planning Authority;</p> <p>(g) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> <li>(i) the width of the way;</li> <li>(ii) the length of the way;</li> <li>(iii) landscaping within the way;</li> <li>(iv) lighting;</li> <li>(v) provision of opportunities for 'loitering';</li> <li>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</li> </ul> |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p>P2</p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>   |

#### 12.5.4 Services

|   |   |
|---|---|
| Objective:  |   |
| To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.          |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Each lot must be connected to a reticulated potable water supply where such a supply is available. R1</p> | <p><b>P1</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A2</b></p> <p>Each lot must be connected to a reticulated sewerage system where available. R1</p>                       | <p><b>P2</b></p> <p>Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p> |

|  |  |
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| <p><b>A3</b></p> <p>Each lot must be connected to a stormwater system able to service the building area by gravity. R2</p> | <p><b>P3</b></p> <p>Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.</p>                            |
| <p><b>A4</b></p> <p>The subdivision includes no new road.</p>  | <p><b>P4</b></p> <p>The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.</p> |

12.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

12.5.4.R2 Refer to the Stormwater Management Code for details.

## 13.0 Rural Living Zone

### 13.1 Zone Purpose

#### 13.1.1 Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for agricultural uses that do not adversely impact on residential amenity.

13.1.1.4 To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages.

13.1.1.5 To retain areas of bushland, managed for the conservation of critical, urgent and important priority forest communities and threatened species, along the fringe of urban development while allowing for development of single houses at a low average density.

#### 13.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

#### 13.1.3 Desired Future Character Statements

| Desired Future Character Statements   | Implementation Strategy       |
|---|-------------------------------|
| a) The areas covered by this zone should continue to provide for low density residential development set within the natural bushland or semi-rural environment. They should continue to be characterized by a tree dominated landscape with houses set in relatively large gardens. | Use and Development Standards |

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|--|--|
| <p>b) Development should respect the vegetated character and the use of muted subdued colours in building finishes will be required. Buildings should be unobtrusively sited and not detract from the landscape values of the area.</p> <p>c) Vegetation clearance for new development should be kept to the minimum area required to allow the development to proceed.</p> <p>d) There should be no new non-residential use unless it can be demonstrated that it will not adversely affect the quiet living environment where noise transmission is a particular issue due to the topography and relatively low background noise levels. Non-residential use should also be compatible in scale and character with a rural living environment.</p> |  |
|--|--|

## 13.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Educational and occasional care        | Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and Cultural Values Management |   |
| Passive Recreation                     |   |
| Residential                            | Only if single dwelling or home-based business.   |
| Utilities                              | Only if minor utilities   |
| <b>Permitted</b>                       |   |
| Resource Development                   | Only if for agricultural use  |
| Visitor accommodation                  |   |
| <b>Discretionary</b>                   |   |
| Business and professional services     | Only a veterinary surgery.  |
| Community meeting and entertainment    | Only if church, art and craft centre or public hall   |



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|--|--|
| Domestic animal breeding, boarding or training |  |
| Educational and occasional care                | Except if No Permit Required.<br>Only if day respite facility. |
| Emergency services                             |  |
| General retail and hire                        | Only if roadside stall.  |
| Resource Development                           | Except if permitted.   |
| Resource Processing                            |  |
| Sports and recreation                          |  |
| Tourist Operation                              |  |
| Utilities                                      | Except if No Permit Required.                                  |
| <b>Prohibited</b>                              |  |
| All other uses                                 |  |

### 13.3 Use Standards

#### 13.3.1 Non-Residential Use

|   |   |
|---|---|
| Objective:  |   |
| To ensure that non-residential use does not unreasonably impact residential amenity.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Hours of operation must be within:<br>(a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;<br>(b) 9.00 am to 12.00 noon Saturdays;<br>(c) nil Sundays and Public Holidays;<br>except for office and administrative tasks or visitor accommodation. | <b>P1</b><br>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent. |
| <b>A2</b>   | <b>P2</b>   |

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|--|--|
| <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</li> <li>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</li> <li>(c) 65dB(A) (LAmix) at any time.</li> </ul>                | <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>   |
| <p><b>A3</b></p> <p>External lighting must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</li> <li>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</li> </ul>  | <p><b>P3</b></p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) level of illumination and duration of lighting;</li> <li>(b) distance to habitable rooms in an adjacent dwelling.</li> </ul>   |
| <p><b>A4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</li> <li>(b) 9.00 am to 12 noon Saturdays;</li> <li>(c) nil on Sundays and Public Holidays.</li> </ul> | <p><b>P4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> <li>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</li> <li>(e) noise reducing structures between vehicle movement areas and dwellings;</li> <li>(f) the level of traffic on the road;</li> <li>(g) the potential for conflicts with other traffic.</li> </ul> |

13.3.2 Visitor Accommodation

|   |  |
|---|--|
| Objective:  |  |
| To ensure visitor accommodation is of a scale that accords with the semi-rural character and use of the area.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Visitor accommodation must comply with all of the following:</p> <p>(a) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(b) has a floor area of no more than 160m<sup>2</sup> per lot.</p> | <p><b>P1</b></p> <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.</p> |

## 13.4 Development Standards for Buildings and Works

### 13.4.1 Building Height

|   |  |
|---|--|
| Objective:  |  |
| To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building height must not be more than:</p> <p>8.5 m.</p>  | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> |

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|  | <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) visual impact when viewed from adjoining lots, due to bulk and height;</li> <li>(c) be reasonably necessary due to the slope of the site;</li> </ul> |
|--|--|

#### 13.4.2 Setback

| Objective:   |  |
|--|--|
| To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Building setback from frontage must be no less than:</p> <p style="padding-left: 40px;">10 m.</p>  | <p><b>P1</b></p> <p>Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the prevailing setbacks of existing buildings on nearby lots;</li> <li>(c) the size and shape of the site;</li> <li>(d) the location of existing buildings on the site;</li> <li>(e) the proposed colours and external materials of the building;</li> <li>(f) the visual impact of the building when viewed from an adjoining road;</li> <li>(g) retention of vegetation.</li> </ul> |
| <p><b>A2</b></p> <p>Building setback from side and rear boundaries must be no less than:</p> <p style="padding-left: 40px;">10 m.</p>  | <p><b>P2</b></p> <p>Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> </ul>  |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(b) the size and shape of the site;</li> <li>(c) the location of existing buildings on the site;</li> <li>(d) the proposed colours and external materials of the building;</li> <li>(e) visual impact on skylines and prominent ridgelines;</li> <li>(f) impact on native vegetation;</li> <li>(g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) visual impact, when viewed from adjoining lots, through building bulk and massing.</li> </ul> </li> </ul> |
|--|--|

### 13.4.3 Design

| Objective:   |   |
|--|---|
| To ensure that the location and appearance of buildings and works minimises adverse impact on the landscape.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) be located within a building area, if provided on the title;</li> <li>(b) be an addition or alteration to an existing building.</li> <li>(c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.</li> </ul> | <p><b>P1</b></p> <p>The location of buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> <li>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</li> <li>(ii) there is no significant impact on the rural landscape;</li> <li>(iii) building height is minimised;</li> <li>(iv) any screening vegetation is maintained.</li> </ul> </li> <li>(b) be consistent with any Desired Future Character Statements provided for the area</li> </ul> |

|   |   |
|---|---|
|   | <p>or, if no such statements are provided, have regard to the landscape.</p> <p>(c) be located in an area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation or any such areas are not suitable for development due to access difficulties or excessive slope;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.</p> |
| <p><b>A2</b></p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>   | <p><b>P2</b></p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>  |
| <p><b>A3</b></p> <p>The combined gross floor area of buildings must be no more than:</p> <p>375m<sup>2</sup>.</p>   | <p><b>P3</b></p> <p>The combined gross floor area of buildings must satisfy all of the following:</p> <p>(a) there is no unreasonable adverse impact on the landscape;</p> <p>(b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area;</p>  |
| <p><b>A4</b></p> <p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p> | <p><b>P4</b></p> <p>Fill and excavation must satisfy all of the following:</p> <p>(a) does not detract from the landscape character of the area;</p> <p>(b) does not unreasonably impact upon the privacy for adjoining properties;</p> <p>(c) does not affect land stability on the lot or adjoining land.</p>   |

#### 13.4.4 Outbuildings

| Objective:   |   |
|--|---|
| To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following:</p> <p>(a) have a combined gross floor area no more than 100m<sup>2</sup>;</p> <p>(b) have a wall height no more than 6.5 m and a building height not more than 7.5 m;</p> <p>(c) have setback from frontage no less than that of the existing or proposed dwelling on the site.</p> | <p><b>P1</b></p> <p>Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:</p> <p>(a) be less visually prominent than the existing or proposed dwelling on the site;</p> <p>(b) be consistent with the scale of outbuildings on the site or in close visual proximity</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p> |

#### 13.4.5 Outdoor Storage Areas

| Objective:  |   |
|---|---|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |

### 13.5 Development Standards for Subdivision

#### 13.5.1 Lot Design

|   |   |
|---|---|
| Objective:  |   |
| To provide for new lots that:   |   |
| <ul style="list-style-type: none"> <li>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</li> <li>(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</li> <li>(c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.</li> </ul> |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority:</p> <p style="padding-left: 40px;">1 ha, or 2 ha if in Ridgeway.</p>   | <p><b>P1</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) not subject to any codes in this planning scheme;</li> <li>(c) clear of title restrictions such as easements and restrictive covenants;</li> <li>(d) has an average slope of no more than 1 in 5;</li> </ul>   | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) is reasonably capable of accommodating residential use and development;</li> <li>(b) meets any applicable standards in codes in this planning scheme;</li> <li>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</li> <li>(d) minimises the requirement for earth works, retaining walls, and cut &amp; fill associated with future development;</li> </ul> |
| <b>A3</b>   | <b>P3</b>   |



|   |   |
|---|---|
| <p>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</p> <p>40 m.</p> | <p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than:</p> <p>6m.</p>  |
| <p><b>A4</b></p> <p>No lot is an internal lot. <sup>[R1]</sup></p>  | <p><b>P4</b></p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</li> <li>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</li> <li>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</li> <li>(d) the lot will contribute to the more efficient utilisation of rural living land;</li> <li>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</li> <li>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;</li> <li>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</li> <li>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</li> <li>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</li> </ul> |
| <p><b>A5</b></p>  | <p><b>P5</b></p>  |

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| Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback. | Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback. |
|---|--|

**Footnotes**

[R1] Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots.

They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

**13.5.2 Roads**

|  |   |
|--|---|
| Objective:   |   |
| To ensure that the arrangement of new roads within a subdivision provides for all of the following:  |   |
| <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian and cycling traffic;</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.</li> </ul> |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>The subdivision includes no new road.   | <b>P1</b><br>The arrangement and construction of roads within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</li> <li>(b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</li> <li>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</li> <li>(f) internal lots are not created;</li> <li>(g) connectivity with the neighbourhood road network is maximised;</li> <li>(h) the travel distance between key destinations such as shops and services is minimised;</li> <li>(i) walking, cycling and the efficient movement of public transport is facilitated;</li> <li>(j) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</li> <li>(k) multiple escape routes are provided if in a bushfire prone area.</li> </ul> |
|--|---|

### 13.5.3 Ways and Public Open Space

|   |   |
|---|---|
| Objective:  |   |
| To ensure that the arrangement of ways and public open space provides for all of the following:   |   |
| <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community;</li> <li>(b) the adequate accommodation of pedestrian and cycling traffic;</li> <li>(c) the adequate accommodation of equestrian traffic.</li> </ul> |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution.  | <b>P1</b><br>The arrangement of ways and public open space within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</li> </ul> |

|   |   |
|---|---|
|   | <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) topographical and other physical conditions of the site are appropriately accommodated in the design;</p> <p>(e) the route of new ways has regard to any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</p> <p>(f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.</p> |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>   |

#### 13.5.4 Services

|   |   |
|---|---|
| Objective:  |   |
| To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.                    |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Each lot must be connected to a reticulated potable water supply where such a supply is available.<sup>R1</sup></p> | <p><b>P1</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p>   | <p><b>P2</b></p> <p>Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p> |

|   |   |
|---|---|
| <p><b>A3</b></p> <p>Each lot must be connected to a stormwater system able to service the building area by gravity. <sup>R2</sup></p> | <p><b>P3</b></p> <p>Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.</p> |
|---|---|

13.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

13.5.4.R2 The Stormwater Management Code governs specific details.

## 14.0 Environmental Living Zone

### 14.1 Zone Purpose

#### 14.1.1 Zone Purpose Statements

- 14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.
- 14.1.1.2 To ensure development is reflective and responsive to the natural or landscape values of the land.
- 14.1.1.3 To provide for the management and protection of natural and landscape values, including skylines and ridgelines.
- 14.1.1.4 To protect the privacy and seclusion that residents of this zone enjoy.
- 14.1.1.5 To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.
- 14.1.1.6 To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.

#### 14.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

#### 14.1.3 Desired Future Character Statements

| Desired Future Character Statements  | Implementation Strategy              |
|--|--------------------------------------|
| <ul style="list-style-type: none"> <li>(a) The areas covered by this zone will continue to be dominated by the natural bushland environment.</li> <li>(b) Vegetation clearance for new development will be kept to the minimum area required to allow the development to proceed.</li> <li>(c) Use and development will respect the scale and character of the bushland or rural environment.</li> </ul> | <p>Use and Development Standards</p> |

|  |  |
|--|--|
| (d) Buildings will be unobtrusively sited and not detract from the landscape values of the area.   |  |
| (e) Building finishes in muted subdued colours will be the predominant finish.   |  |
| (f) There should be no new non-residential use unless it can be demonstrated that it will not adversely affect the quiet living environment where noise transmission is a particular issue due to the topography and relatively low background noise levels. |  |

## 14.2 Use Table

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Educational and occasional care        | Only if for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>  |
| Natural and cultural values management |  |
| Passive recreation                     |  |
| Utilities                              | Only if minor utilities and located underground  |
| <b>Permitted</b>                       |  |
| Residential                            | Only if a single dwelling or home based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle or a floor area no more than 30m <sup>2</sup> . |
| Visitor accommodation                  |  |
| <b>Discretionary</b>                   |  |
| Community meeting and entertainment    | only if church, art and craft centre or public hall  |
| Emergency services                     | Only if a fire station   |
| Resource Development                   | only if small scale crop raising or livestock grazing on land cleared prior to the effective date  |
| Sports and recreation                  |  |
| Utilities                              | Except if No Permit Required.  |

| Prohibited     |  |
|----------------|--|
| All other uses |  |

### 14.3 Use Standards

#### 14.3.1 Non-Residential Use

| Objective:   |  |
|--|--|
| To ensure that non-residential use does not unreasonably impact residential amenity.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Hours of operation must be within:</p> <p>(a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12.00 noon Saturdays;</p> <p>(c) nil Sundays and Public Holidays;</p> <p>except for office and administrative tasks or visitor accommodation.</p>   | <p><b>P1</b></p> <p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |
| <p><b>A2</b></p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>  |

#### 14.3.2 Visitor Accommodation

| Objective:  |                      |
|---|----------------------|
| To ensure visitor accommodation is of a scale that accords with the bushland character and use of the area. |                      |
| Acceptable Solutions  | Performance Criteria |
| <b>A1</b>   | <b>P1</b>            |

|  |   |
|--|---|
| <p>Visitor accommodation must comply with all of the following:</p> <p>(a) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(b) has a floor area of no more than 160m<sup>2</sup> per lot.</p> | <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.</p> |
|--|---|

## 14.4 Development Standards for Buildings and Works

### 14.4.1 Building Height

|   |  |
|---|--|
| Objective:  |  |
| To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building height must not be more than:</p> <p style="padding-left: 40px;">7.5 m.</p>  | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <p style="padding-left: 40px;">(i) overlooking and loss of privacy;</p> <p style="padding-left: 40px;">(ii) visual impact when viewed from adjoining lots, due to bulk and height;</p> <p>(c) be reasonably necessary due to the slope of the site;</p> <p>(d) be no more than 8.5 m.</p> |

### 14.4.2 Setback



|  |  |
|--|--|
| Objective:   |  |
| To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building setback from frontage must be no less than:</p> <p style="padding-left: 40px;">30 m.</p>  | <p><b>P1</b></p> <p>Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the prevailing setbacks of existing buildings on nearby lots;</li> <li>(c) the size and shape of the site;</li> <li>(d) the location of existing buildings on the site;</li> <li>(e) the proposed colours and external materials of the building;</li> <li>(f) the visual impact of the building when viewed from an adjoining road;</li> <li>(g) retention of vegetation.</li> </ul> |
| <p><b>A2</b></p> <p>Building setback from side and rear boundaries must be no less than:</p> <p style="padding-left: 40px;">30 m.</p>  | <p><b>P2</b></p> <p>Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size and shape of the site;</li> <li>(c) the location of existing buildings on the site;</li> <li>(d) the proposed colours and external materials of the building;</li> <li>(e) visual impact on skylines and prominent ridgelines;</li> </ul>   |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(f) impact on native vegetation;</li> <li>(g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) visual impact, when viewed from adjoining lots, through building bulk and massing.</li> </ul> </li> </ul> |
|--|---|

#### 14.4.3 Design

| Objective:   |   |
|--|---|
| To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) be located within a building area, if provided on the title;</li> <li>(b) be an addition or alteration to an existing building;</li> <li>(c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.</li> </ul> | <p><b>P1</b></p> <p>The location of buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located in an area requiring the clearing of native vegetation only if: <ul style="list-style-type: none"> <li>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</li> <li>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</li> <li>(iii) the location of clearing has the least environmental impact;</li> </ul> </li> <li>(b) be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> <li>(i) there are no other sites suitable for development due to access difficulties or excessive slope;</li> <li>(ii) there is no significant impact on the rural landscape;</li> <li>(iii) building height is minimised;</li> </ul> </li> </ul> |

|   |  |
|---|--|
|   | <p>(iv) any screening vegetation is maintained.</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p>  |
| <p><b>A2</b></p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>   | <p><b>P2</b></p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>   |
| <p><b>A3</b></p> <p>The combined gross floor area of buildings must be no more than:</p> <p>300m<sup>2</sup>.</p>   | <p><b>P3</b></p> <p>The combined gross floor area of buildings must satisfy all of the following:</p> <p>(a) there is no unreasonable impact on natural values;</p> <p>(b) there is no unreasonable impact on the landscape;</p> <p>(c) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area;</p> |
| <p><b>A4</b></p> <p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p> | <p><b>P4</b></p> <p>Fill and excavation must satisfy all of the following:</p> <p>(a) there is no unreasonable impact on natural values;</p> <p>(b) does not detract from the landscape character of the area;</p> <p>(c) does not unreasonably impact upon the privacy of adjoining properties;</p> <p>(d) does not affect land stability on the lot or adjoining land.</p>   |

14.4.4 Outbuildings

|   |   |
|---|---|
| Objective:  |   |
| To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.   |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following:</p> <p>(a) have a combined floor area no more than 80m<sup>2</sup>;</p> <p>(b) have a wall height no more than 5.5 m and a building height not more than 6.5 m;</p> <p>(c) have setback from frontage no less than that of the existing or proposed dwelling on the site.</p> | <p><b>P1</b></p> <p>Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:</p> <p>(a) be less visually prominent than the existing or proposed dwelling on the site;</p> <p>(b) be consistent with the scale of outbuildings on the site or in close visual proximity</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p> |

## 14.5 Development Standards for Subdivision

### 14.5.1 Lot Design

|  |   |
|--|---|
| Objective:   |   |
| To provide for new lots that:  |   |
| <p>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</p> <p>(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</p> <p>(c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.</p> |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the</p>   | <p><b>P1</b></p> <p>The size of lots may be less than that specified in A1 provided all of the following are satisfied:</p> |

|   |   |
|---|---|
| <p>State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority:</p> <p>as specified in Table 14.1.</p>   | <ul style="list-style-type: none"> <li>(a) the total number of lots is no more than would be possible under A1;</li> <li>(b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values;</li> <li>(c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures;</li> <li>(d) mechanisms on large titles, with nominal future subdivision potential under A1, prevent further subdivision.</li> </ul> |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) not subject to any codes in this planning scheme;</li> <li>(c) clear of title restrictions such as easements and restrictive covenants;</li> <li>(d) has an average slope of no more than 1 in 5;</li> <li>(g) is a minimum of 30 m x 30 m in size.</li> </ul> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) is reasonably capable of accommodating residential use and development;</li> <li>(b) meets any applicable standards in codes in this planning scheme;</li> <li>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</li> <li>(d) minimises the requirement for earth works, retaining walls, and cut &amp; fill associated with future development;</li> <li>(e) is located to minimise environmental impacts.</li> </ul>                              |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</p> <p>40 m.</p>  | <p><b>P3</b></p> <p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than:</p> <p>6m.</p>   |
| <p><b>A4</b></p>  | <p><b>P4</b></p>  |

|   |  |
|---|--|
| <p>No lot is an internal lot. <sup>[R1]</sup></p>   | <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</li> <li>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</li> <li>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</li> <li>(d) the lot will contribute to the more efficient utilisation of environmental living land;</li> <li>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</li> <li>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;</li> <li>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</li> <li>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</li> <li>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</li> </ul> |
| <p><b>A5</b></p> <p>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p> | <p><b>P5</b></p> <p>Setback from a new boundary for an existing building must satisfy the relevant <b>Performance Criteria</b> for setback.</p>  |

**Footnotes**

[R1] Generally, new internal lots are not appropriate and any subdivisions in which new roads are constructed are not to include internal lots.

They should only be contemplated in existing developed areas (in order to make more efficient use of previously poorly subdivided land).

They may also be appropriate if fronting certain forms of public open space instead of a public road. Such arrangements may be designed into an area through the development of a Specific Area Plan.

#### 14.5.2 Roads

| Objective:   |  |
|--|--|
| To ensure that the arrangement of new roads within a subdivision provides for all of the following:  |  |
| <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian and cycling traffic;</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.</li> </ul> |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>The subdivision includes no new road.</p>  | <p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;</li> <li>(b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;</li> <li>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</li> <li>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</li> <li>(f) internal lots are not created;</li> </ul> |

|  |  |
|--|--|
|  | <p>(g) connectivity with the neighbourhood road network is maximised;</p> <p>(h) multiple escape routes are provided if in a bushfire prone area;</p> <p>(i) be designed, located and constructed to minimise adverse impacts on environmental values.</p> |
|--|--|

### 14.5.3 Ways and Public Open Space

| Objective:   |  |
|--|--|
| To ensure that the arrangement of ways and public open space provides for all of the following:  |  |
| <p>(a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community;</p> <p>(b) the adequate accommodation of pedestrian and cycling traffic;</p> <p>(c) the adequate accommodation of equestrian traffic.</p> |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>  | <p><b>P1</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) topographical and other physical conditions of the site are appropriately accommodated in the design;</p> <p>(e) the route of new ways has regard to any pedestrian &amp; cycle way or public open</p> |



|   |   |
|---|---|
|   | <p>space plan adopted by the Planning Authority;</p> <p>(f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.</p> |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>   |

#### 14.5.4 Services

| Objective:  |   |
|---|---|
| To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.                  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>It is not necessary to connect a lot to a reticulated potable water supply. <sup>R1</sup></p>                     | <p><b>P1</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A2</b></p> <p>No Acceptable Solution. <sup>R1</sup></p>   | <p><b>P2</b></p> <p>Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>         |
| <p><b>A3</b></p> <p>Each lot must be connected to a stormwater system able to service the building area by gravity. <sup>R2</sup></p> | <p><b>P3</b></p> <p>Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.</p> |

14.5.4.R1 The Water and Sewer Corporation governs specific details separately to the planning scheme.

14.5.4.R2 The Stormwater Management Code governs specific details.

**Table 14.1 Minimum Lot Size**

| Environmental Living Zone Area | Minimum Lot Size |
|--------------------------------|------------------|
| Lenah Valley                   | 4 ha             |

|                 |       |
|-----------------|-------|
| All other areas | 10 ha |
|-----------------|-------|

## 15.0 Urban Mixed Use Zone

### 15.1 Zone Purpose

#### 15.1.1 Zone Purpose Statements

- 15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.
- 15.1.1.2 To encourage use and development at street level that generates activity and pedestrian movement through the area.
- 15.1.1.3 To provide for design that maximises the amenity at street level including considerations of microclimate, lighting, safety, and pedestrian connectivity.
- 15.1.1.4 To ensure that commercial use are consistent with the activity centre hierarchy.
- 15.1.1.5 To ensure development is accessible by public transport, walking and cycling.
- 15.1.1.6 To provide for a diversity of uses at densities responsive to the character of streetscapes, historic areas and buildings and which do not compromise the amenity of surrounding residential areas.
- 15.1.1.7 To encourage the retention of existing residential uses and the greater use of underutilised sites as well as the reuse and adaptation of existing buildings for uses with a scale appropriate to the site and area.
- 15.1.1.8 To ensure that the proportions, materials, openings and decoration of building facades contribute positively to the streetscape and reinforce the built environment of the area in which the site is situated.
- 15.1.1.9 To maintain an appropriate level of amenity for residential uses without unreasonable restriction or constraint on the nature and hours of commercial activities.
- 15.1.1.10 To ensure that retail shopping strips do not develop along major arterial roads within the zone.

#### 15.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

#### 15.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

### 15.2 Use Table

| Use Class                       | Qualification   |
|---------------------------------|---|
| <b>No Permit Required</b>       |   |
| Educational and occasional care | Only if home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |

|  |  |
|--|--|
| Passive recreation                     |  |
| Residential                            | Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m <sup>2</sup> .   |
| Utilities                              | Only if minor utilities  |
| <b>Permitted</b>                       |  |
| Business and professional services     |  |
| Community meeting and entertainment    |  |
| Food services                          | Except if a take away food premises with a drive through facility.<br><br>Except for properties at 95-115/117 and 98 to 146 New Town Road where take-away food shop is prohibited unless in a building specifically designed and built for commercial purposes prior to 22nd November 1999 |
| General retail and hire                | Only if on the property at 1 Risdon Road, New Town (New Town Plaza Shopping Centre)  |
| Natural and cultural values management |  |
| Residential                            | Except if no permit required   |
| Visitor accommodation                  | Any self-contained accommodation must not be located on the same site as a dwelling providing long-term residential accommodation, except for a caretakers dwelling.   |
| <b>Discretionary</b>                   |  |
| Bulky goods sales                      |  |
| Educational and occasional care        | Except if no permit required.  |
| Emergency services                     |  |
| Equipment and machinery sales and hire |  |
| Food services                          | Except if permitted  |

|                                  |   |
|----------------------------------|---|
| General retail and hire          | <p>Only if not displacing a residential or visitor accommodation use unless occupying floor area previously used for non-residential commercial purposes (excluding visitor accommodation).</p> <p>Except if permitted.</p> <p>Except if an adult sex product shop.</p>   |
| Hospital services                |   |
| Hotel industry                   | Except if adult entertainment venue.  |
| Research and development         |   |
| Service industry                 |   |
| Sports and recreation            |   |
| Storage                          |   |
| Tourist operation                |   |
| Transport depot and distribution | Only if public transport access facilities.   |
| Utilities                        | Except if No Permit Required.   |
| Vehicle fuel sales and service   | Only where no building demolition is required   |
| Vehicle parking                  |   |
| Visitor accommodation            | <p>Except if permitted.</p> <p>Except if camping and caravan park or overnight camping area.</p> <p>If for self-contained accommodation located on the same site as a dwelling providing long term residential accommodation, only if it has a separate ground level pedestrian access to a road or the site is mixed use.</p> <p>In the Battery Point Heritage Precinct (BP1) any self-contained visitor accommodation must not displace an existing business and professional service or general retail and hire use.</p> |
| <b>Prohibited</b>                |   |
| All other uses                   |   |

## 15.3 Use Standards

### 15.3.1 Non-Residential Use

| Objective:  |  |
|---|--|
| To ensure that non-residential use does not unreasonably impact residential amenity.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Hours of operation must be within:</p> <ul style="list-style-type: none"> <li>(a) 7.00 am to 9.00 pm Mondays to Fridays inclusive;</li> <li>(b) 8.00 am to 6.00 pm Saturdays;</li> <li>(c) 9.00 am to 5.00 pm Sundays and Public Holidays;</li> </ul> <p>except for office and administrative tasks or visitor accommodation.</p>   | <p><b>P1</b></p> <p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |
| <p><b>A2</b></p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</li> <li>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</li> <li>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>  |
| <b>A3</b>   | <b>P3</b>  |

|   |   |
|---|---|
| <p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>  | <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>  |
| <p><b>A4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 8.00 am to 5.00 pm Saturdays;</p> <p>(c) 9.00 am to 12 noon Sundays and Public Holidays.</p> | <p><b>P4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |

## 15.4 Development Standards for Buildings and Works

### 15.4.1 Building Height

|  |                                    |
|--|------------------------------------|
| <p>Objective:</p>  |                                    |
| <p>To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in the General Residential Zone or Inner Residential Zone.</p> |                                    |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p> |
| <p><b>A1</b></p>   | <p><b>P1</b></p>                   |

|  |  |
|--|--|
| <p>Building height must be no more than:<br/>10m</p>   | <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the scale of nearby buildings;</li> <li>(c) not unreasonably overshadow adjacent public space;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate;</li> </ul> |
| <p><b>A2</b><br/>Building height within 10 m of a residential zone must be no more than 8.5 m.</p> | <p><b>P2</b><br/>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>  |

#### 15.4.2 Setback

| <p>Objective:</p>   |   |
|---|---|
| <p>To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p>   |   |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b><br/>Building setback from frontage must be parallel to the frontage and must be no more than:<br/><br/>1m from the median street setback of all existing buildings on the same side of the street within 100m of the site.</p> | <p><b>P1</b><br/>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</li> <li>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</li> <li>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no</li> </ul> |

|  |  |
|--|--|
|  | <p>potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>  |
| <p><b>A2</b></p> <p>Building setback from the General Residential or Inner Residential Zone must be no less than:</p> <p>(a) 3 m; or</p> <p>(b) half the height of the wall, whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from the General Residential or Inner Residential Zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |

### 15.4.3 Design

|  |  |
|--|--|
| Objective:   |  |
| To ensure that building design for non-residential uses contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building design for non-residential use must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> |



|  |  |
|--|--|
| <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p> |
| <p><b>A2</b></p> <p>Walls of a building facing the General Residential Zone or Inner Residential Zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>   | <p><b>P2</b></p> <p>No Performance Criteria.</p>   |

#### 15.4.4 Passive Surveillance

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that building design for non-residential uses provides for the safety of the public. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |

|  |   |
|--|---|
| <p><b>A1</b></p> <p>Building design for non-residential uses must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p> | <p><b>P1</b></p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p> |
|--|---|

#### 15.4.5 Landscaping

|   |   |
|---|---|
| Objective:  |   |
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Landscaping along the frontage of a site is not required if all of the following apply:</p>   | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> |

|   |   |
|---|---|
| <p>(a) the building extends across the width of the frontage, (except for vehicular access ways);</p> <p>(b) the building has a setback from the frontage of no more than 1 m.</p>                  | <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>   |
| <p><b>A2</b></p> <p>Along a boundary with the General Residential Zone or Inner Residential Zone landscaping must be provided for a depth no less than:</p> <p style="padding-left: 40px;">2 m.</p> | <p><b>P2</b></p> <p>Along a boundary with the General Residential Zone or Inner Residential Zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in the General Residential Zone or Inner Residential Zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.</p> |

#### 15.4.6 Outdoor Storage Areas

|   |   |
|---|---|
| Objective:  |   |
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |

#### 15.4.7 Fencing

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |

|  |  |
|--|--|
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in the General Residential Zone or Inner Residential Zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in the General Residential Zone or Inner Residential Zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |
|--|--|

#### 15.4.8 Residential Amenity

|   |   |
|---|---|
| Objective:  |   |
| To ensure that buildings for residential use provide reasonable levels of residential amenity and safety.   |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.</p>  | <p><b>P1</b></p> <p>A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).</p>   |
| <p><b>A2</b></p> <p>The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or</p> | <p><b>P2</b></p> <p>The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or</p> |

|   |   |
|---|---|
| <p>minimised by complying with any of the following:</p> <p>(a) have a side boundary setback no less than 3 m;</p> <p>(b) be offset no less than 1.5 m from the windows of habitable rooms on adjacent lots where on the same horizontal lane;</p> <p>(c) have a window seal height no less than 1.5 m.</p>                     | <p>minimised through their separation and off-set or by use of solid or translucent screening.</p>  |
| <p><b>A3</b></p> <p>Outdoor living space must be provided for a dwelling that complies with all of the following:</p> <p>(a) be no less than 10m<sup>2</sup>;</p> <p>(b) have a width no less than 2 m.</p>   | <p><b>P3</b></p> <p>Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.</p>  |
| <p><b>A4</b></p> <p>Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed to achieve internal noise levels no more than 45 dBa in accordance with relevant Australian Standards for acoustics control, (including AS3671 - Road Traffic, and AS2107 - Habitable Rooms).</p> | <p><b>P4</b></p> <p>Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed, through site layout and building design, to provide internal noise levels that accord a reasonable level of residential amenity for the occupants.</p> |

## 15.5 Development Standards for Subdivision

### 15.5.1 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>The size of each lot must be no less than:</p> <p style="text-align: center;">480m<sup>2</sup>.</p> <p>except if for public open space, a riparian reserve or utilities.</p>  | <p><b>P1</b></p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p> |

|   |  |
|---|--|
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) clear of easements;</li> <li>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</li> <li>(d) has an average slope of no more than 1 in 5;</li> <li>(e) is a minimum of 10 m x 15 m in size.</li> </ul> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</li> <li>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</li> <li>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</li> </ul> |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:</p> <p style="text-align: center;">15 m.</p>  | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>   | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</li> <li>(b) accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</li> <li>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</li> </ul>                              |

|   |   |
|---|---|
| <p><b>A5</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p> | <p><b>P5</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A6</b></p> <p>No Acceptable Solution.</p>   | <p><b>P6</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> |

## 16.0 Village Zone

This zone was not used in this planning scheme

## 17.0 Community Purpose Zone

### 17.1 Zone Purpose

#### 17.1.1 Zone Purpose Statements

17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

17.1.1.2 To ensure land required for future public use is protected from inappropriate use or development.

17.1.1.3 To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

#### 17.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

#### 17.1.3 Desired Future Character Statements

| Desired Future Character Statements   | Implementation Strategy              |
|---|--------------------------------------|
| <p>The Hobart College site at Mt Nelson should continue to develop as a centre of learning supported by cultural, community and recreational uses, or alternatively be adapted for other public functions. Further development should attempt to mellow the institutional image of the complex. Extensive landscaping should be provided through the site particularly around large car parking areas to soften their environmental impact.</p> | <p>Use and Development Standards</p> |

### 17.2 Use Table

| Use Class | Qualification |
|-----------|---------------|
|-----------|---------------|

| <b>No Permit Required</b>              |  |
|--|--|
| Natural and Cultural Values Management |  |
| Passive Recreation                     |  |
| Utilities                              | Only if minor utilities  |
| <b>Permitted</b>                       |  |
| Business and professional services     | Only if the use primarily caters for students, staff or the needs of visitors to the Hobart College (50 Olinda Grove, Mt Nelson); or<br><br>Only if a funeral parlour at Cornelian Bay Cemetery (27 Queens Walk, New Town) |
| Community meeting and entertainment    |  |
| Crematoria and cemeteries              |  |
| Educational and occasional care        |  |
| Emergency services                     |  |
| Hospital services                      |  |
| Sports and recreation                  |  |
| Tourist operation                      | Only if visitor centre   |
| <b>Discretionary</b>                   |  |
| Business and professional services     | Except if permitted  |
| Custodial facility                     | Only if existing   |
| Food services                          |  |
| General retail and hire                |  |
| Recycling and waste disposal           | Only if existing   |
| Residential                            | Only if for student or staff accommodation at Hobart College (50 Olinda Grove, Mt Nelson) or a caretaker's dwelling at Cornelian Bay Cemetery (27 Queens Walk, New Town)   |



|                   |                               |
|-------------------|-------------------------------|
| Tourist operation | Except if Permitted.          |
| Utilities         | Except if No Permit Required. |
| Vehicle parking   |                               |
| <b>Prohibited</b> |                               |
| All other uses    |                               |

### 17.3 Use Standards

#### 17.3.1 Hours of Operation

|   |   |
|---|---|
| Objective:  |   |
| To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 6.00 pm Saturdays;</p> <p>(c) 10.00 am to 5.00 pm Sundays and Public Holidays;</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

#### 17.3.2 Noise

|   |   |
|---|---|
| Objective:  |   |
| To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p>       | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

|  |   |
|--|---|
| <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> |   |
| <p><b>A2</b></p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.</p>   | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

### 17.3.3 External Lighting

|  |   |
|--|---|
| Objective:   |   |
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 9:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p> | <p><b>P1</b></p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p> |

|  |  |
|--|--|
| <p><b>A2</b></p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.<sup>R1</sup></p> | <p><b>P2</b></p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be necessary for sport or recreational use;</li> <li>(b) not operate after 9.00 pm unless spill light does not unreasonably impact residential amenity of nearby land.</li> </ul> |
|--|--|

17.3.3.R1 Obtrusive light defined under AS 4282-1997-1.4.7 means: ...spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg. Signal lights.

#### 17.3.4 Commercial Vehicle Movements

| Objective:  |  |
|---|--|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;</li> <li>(b) 9.00 am to 5 pm Saturdays;</li> <li>(c) 10.00 am to 12 noon Sundays and Public Holidays.</li> </ul> | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> <li>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</li> <li>(e) noise reducing structures between vehicle movement areas and dwellings;</li> <li>(f) the level of traffic on the road;</li> <li>(g) the potential for conflicts with other traffic.</li> </ul> |

### 17.3.5 Discretionary Use

| Objective:  |  |
|---|--|
| To avoid the commercialisation and privatisation of public land intended for community use. |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br>No Acceptable Solution   | <b>P1</b><br>Discretionary use must complement and enhance the use of the land for community purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use. |

## 17.4 Development Standards for Buildings and Works

### 17.4.1 Building Height

| Objective:   |  |
|--|--|
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.            |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>Building height must be no more than:<br>(a) 10m at Cornelian Bay Cemetery (27 Queens Walk, New Town); or<br>(b) 15m at Hobart College (50 Olinda Grove, Mount Nelson). | <b>P1</b><br>Building height must satisfy all of the following:<br>(a) be consistent with any Desired Future Character Statements provided for the area;<br>(b) be compatible with the scale of nearby buildings;<br>(c) not unreasonably overshadow adjacent public space;<br>(d) provide for a transition in height between adjoining buildings; |
| <b>A2</b><br>Building height within 10 m of a residential zone must be no more than 8.5 m.   | <b>P2</b><br>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.  |

### 17.4.2 Setback

|  |   |
|--|---|
| Objective:   |   |
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Building setback from frontage must be no less than:</p> <p>10m</p>  | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p>  |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>  | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |
| <p><b>A3</b></p> <p>Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m;</p> | <p><b>P3</b></p> <p>Building setback for buildings for sensitive use must be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land.</p>  |

|  |  |
|--|--|
| (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m. |  |
|--|--|

### 17.4.3 Design

| Objective:  |  |
|---|--|
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</li> <li>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade;</li> <li>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade;</li> <li>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</li> <li>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</li> <li>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</li> </ul> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</li> <li>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</li> <li>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</li> <li>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</li> <li>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</li> <li>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</li> <li>(g) only provide shutters where essential for the security of the premises and other</li> </ul> |

|   |   |
|---|---|
| (g) not include security shutters over windows or doors with a frontage to a street or public place.  | alternatives for ensuring security are not feasible;<br><br>(h) be consistent with any Desired Future Character Statements provided for the area. |
| <b>A2</b><br><br>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent. | <b>P2</b><br><br>No Performance Criteria.   |

#### 17.4.4 Passive Surveillance

|  |   |
|--|---|
| Objective:   |   |
| To ensure that building design provides for the safety of the public.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Buildings design must complying with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> | <p><b>P1</b></p> <p>Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> |

|  |   |
|--|---|
| (e) provide external lighting to illuminate car parking areas and pathways;              | (g) provide for sight lines to other buildings and public spaces. |
| (f) provide well-lit public access at the ground floor level from any external car park. |   |

#### 17.4.5 Landscaping

| Objective:  |  |
|---|--|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p>    | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development;</li> <li>(b) provide a range of plant height and forms to create diversity, interest and amenity;</li> <li>(c) not create concealed entrapment spaces;</li> <li>(d) be consistent with any Desired Future Character Statements provided for the area.</li> </ul> |
| <p><b>A2</b></p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p style="padding-left: 40px;">2 m.</p>         | <p><b>P2</b></p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>  |

#### 17.4.6 Outdoor Storage Areas

| Objective:   |                      |
|--|----------------------|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality. |                      |
| Acceptable Solutions   | Performance Criteria |



|   |   |
|---|---|
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |
|---|---|

#### 17.4.7 Fencing

|  |  |
|--|--|
| Objective:   |  |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |

### 17.5 Development Standards for Subdivision

#### 17.5.1 Subdivision

|  |   |
|--|---|
| Objective:   |   |
| To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.  | <b>P1</b><br>Subdivision is for the purpose of providing a lot for an allowable use.  |
| <b>A2</b><br>The frontage for each lot must be no less than 15 m.  | <b>P2</b><br>The frontage of each lot must be capable of adequately serving the intended purpose.   |
| <b>A3</b><br>No Acceptable Solution.   | <b>P3</b><br>The arrangement of ways and public open space within a subdivision must satisfy all of the following:<br><br><ul style="list-style-type: none"> <li>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</li> <li>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</li> <li>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</li> <li>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</li> <li>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</li> <li>(f) provides for a legible movement network;</li> <li>(g) the route of new ways has regard to any pedestrian &amp; cycle way or public open</li> </ul> |

|  |   |
|--|---|
|  | <p>space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> <li>(i) the width of the way;</li> <li>(ii) the length of the way;</li> <li>(iii) landscaping within the way;</li> <li>(iv) lighting;</li> <li>(v) provision of opportunities for 'loitering';</li> <li>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</li> </ul> |
| <p><b>A4</b></p> <p>Services capable of adequately serving the intended purpose must be connected to each lot.</p> | <p><b>P4</b></p> <p>Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:</p> <ul style="list-style-type: none"> <li>(a) being self sufficient for potable water adequate for the intended purpose;</li> <li>(b) accommodating an wastewater management system adequate for the intended purpose;</li> <li>(c) accommodating an on-site stormwater management system adequate for the intended purpose,</li> </ul> <p>as the case may be.</p>  |

## 18.0 Recreation Zone

### 18.1 Zone Purpose

#### 18.1.1 Zone Purpose Statements

- 18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
- 18.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.
- 18.1.1.3 To recognise and protect areas for public recreation and open space.
- 18.1.1.4 To provide for community service uses such as indoor sports facilities and community halls and other uses such as cemeteries in an open setting.
- 18.1.1.5 To maintain an appropriate level of amenity for residential uses in the nearby residential zones without unreasonable restriction or constraint on the nature and hours of activities in the Recreation Zone.
- 18.1.2 Local Area Objectives  
There are no Local Area Objectives for this Zone.
- 18.1.3 Desired Future Character Statements  
There are no Desired Future Character Statements for this Zone.

## 18.2 Use Table

| Use Class                                      | Qualification  |
|--|--|
| <b>No Permit Required</b>                      |  |
| Natural and cultural values management         |  |
| Passive recreation                             |  |
| Sports and recreation                          | Only if provided by the Council or an agency.  |
| Utilities                                      | Only if minor utilities.   |
| <b>Permitted</b>                               |  |
| Sports and recreation                          | Except if No Permit Required.  |
| <b>Discretionary</b>                           |  |
| Business and professional services             | Only if an office for a community-based organisation or a veterinary centre at 12 Selfs Point Road, New Town |
| Community meeting and entertainment            |  |
| Domestic animal breeding, boarding or training | Only if animal training or cats home facility at 12 Selfs Point Road, New Town                               |
| Educational and occasional care                | Only if employment training centre   |

|                         |                               |
|-------------------------|-------------------------------|
| Emergency services      |                               |
| Food services           |                               |
| General retail and hire |                               |
| Pleasure boat facility  |                               |
| Tourist operation       |                               |
| Utilities               | Except if No Permit Required. |
| Vehicle parking         |                               |
| <b>Prohibited</b>       |                               |
| All other uses          |                               |

### 18.3 Use Standards

#### 18.3.1 Hours of Operation

|   |   |
|---|---|
| Objective:  |   |
| To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 7.00 am to 8.00 pm Mondays to Fridays inclusive;</p> <p>(b) 8.00 am to 6.00 pm Saturdays;</p> <p>(c) 10.00 am to 5.00 pm Sundays and Public Holidays;</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

#### 18.3.2 Noise

|   |
|---|
| Objective:  |
| To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity. |

| Acceptable Solutions  | Performance Criteria  |
|---|---|
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</li> <li>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;</li> <li>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |
| <p><b>A2</b></p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone.</p>   | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

### 18.3.3 External Lighting

| Objective:   |  |
|--|--|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be turned off between 9:00 pm and 6:00 am, except for security lighting;</li> </ul> | <p><b>P1</b></p> <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas R1, having regard to all of the following:</p> |

|  |   |
|--|---|
| <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>   | <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>  |
| <p><b>A2</b></p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.<sup>R1</sup></p> | <p><b>P2</b></p> <p>Flood lighting of sport and recreation facilities within 200 m of a residential zone must satisfy all of the following:</p> <p>(a) be necessary for sport or recreational use;</p> <p>(b) not operate after 9.00 pm unless spill light does not unreasonably impact residential amenity of nearby land.</p> |

18.3.3.R1 Obtrusive light defined under AS 4282-1997-1.4.7 means: ...spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg. Signal lights.

#### 18.3.4 Commercial and Patron Vehicle Movements

|   |  |
|---|--|
| <p>Objective:</p>   |  |
| <p>To ensure that commercial and patron vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.</p>  |  |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 9.00 pm Mondays to Fridays inclusive;</p> <p>(b) 8.00 am to 7.00 pm Saturdays;</p> <p>(c) 10.00 am to 6.00 pm Sundays and Public Holidays.</p> | <p><b>P1</b></p> <p>Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> |

|  |  |
|--|--|
|  | <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |
|--|--|

### 18.3.5 Discretionary Use

| Objective:  |  |
|---|--|
| To ensure land within the zone is used primarily for purposes consistent with Zone Purpose. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution</p>  | <p><b>P1</b></p> <p>Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.</p> |

## 18.4 Development Standards for Buildings and Works

### 18.4.1 Building Height

| Objective:  |   |
|---|---|
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Building height must be no more than:</p> <p style="padding-left: 40px;">10 m.</p>  | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) not unreasonably overshadow adjacent public space;</p> |
| <p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>   | <p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>  |



### 18.4.2 Setback

| Objective:   |   |
|--|---|
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Building setback from frontage must be no less than:</p> <p>5m</p>   | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) enhance the characteristics of the site, adjoining lots and the streetscape;</p>  |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>   | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |

### 18.4.3 Design

| Objective:   |                      |
|--|----------------------|
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone. |                      |
| Acceptable Solutions   | Performance Criteria |
| <p><b>A2</b></p>   | <p><b>P2</b></p>     |

|  |                          |
|--|--------------------------|
| Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent. | No Performance Criteria. |
|--|--------------------------|

#### 18.4.4 Passive Surveillance

| Objective:  |  |
|---|--|
| To ensure that building design provides for the safety of the public.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Buildings design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p> | <p><b>P1</b></p> <p>Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p> |

#### 18.4.5 Landscaping

|            |
|------------|
| Objective: |
|------------|

|   |  |
|---|--|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p>    | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development;</li> <li>(b) provide a range of plant height and forms to create diversity, interest and amenity;</li> <li>(c) not create concealed entrapment spaces;</li> <li>(d) be consistent with any Desired Future Character Statements provided for the area.</li> </ul> |
| <p><b>A2</b></p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p style="padding-left: 40px;">2 m.</p>         | <p><b>P2</b></p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>  |

#### 18.4.6 Outdoor Storage Areas

|   |   |
|---|---|
| Objective:  |   |
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> </ul> |

|   |   |
|---|---|
| (c) not encroach upon car parking areas, driveways or landscaped areas. | (b) not encroach upon car parking areas, driveways or landscaped areas. |
|---|---|

#### 18.4.7 Fencing

| Objective:   |  |
|--|--|
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |

### 18.5 Development Standards for Subdivision

#### 18.5.1 Subdivision

| Objective:   |                      |
|--|----------------------|
| To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |                      |
| Acceptable Solutions   | Performance Criteria |
| <b>A1</b>  | <b>P1</b>            |

|   |  |
|---|--|
| <p>Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.</p> | <p>Subdivision is for the purpose of providing a lot for an allowable use.</p>   |
| <p><b>A2</b></p> <p>The frontage for each lot must be no less than 15 m.</p>  | <p><b>P2</b></p> <p>The frontage of each lot must be capable of adequately serving the intended purpose.</p>   |
| <p><b>A3</b></p> <p>No Acceptable Solution.</p>   | <p><b>P3</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</li> <li>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</li> <li>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</li> <li>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</li> <li>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</li> <li>(f) provides for a legible movement network;</li> <li>(g) the route of new ways has regard to any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</li> <li>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</li> <li>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other</li> </ul> |

|  |  |
|--|--|
|  | <p>criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> <li>(i) the width of the way;</li> <li>(ii) the length of the way;</li> <li>(iii) landscaping within the way;</li> <li>(iv) lighting;</li> <li>(v) provision of opportunities for 'loitering';</li> <li>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</li> </ul>   |
| <p><b>A4</b></p> <p>Services capable of adequately serving the intended purpose must be connected to each lot.</p> | <p><b>P4</b></p> <p>Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:</p> <ul style="list-style-type: none"> <li>(a) being self sufficient for potable water adequate for the intended purpose;</li> <li>(b) accommodating an wastewater management system adequate for the intended purpose;</li> <li>(c) accommodating an on-site stormwater management system adequate for the intended purpose,</li> </ul> <p>as the case may be.</p> |

## 19.0 Open Space Zone

### 19.1 Zone Purpose

#### 19.1.1 Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

19.1.1.3 To encourage passive recreational opportunities, and allow for tourist operation uses, which are consistent with the protection of bushland and foreshore values.

#### 19.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

### 19.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

## 19.2 Use Table

| Use Class                                      | Qualification   |
|--|---|
| <b>No Permit Required</b>                      |   |
| Passive recreation                             |   |
| Natural and cultural values management         |   |
| Utilities                                      | Only if minor utilities and underground.                    |
| <b>Permitted</b>                               |   |
|  |   |
| <b>Discretionary</b>                           |   |
| Community meeting and entertainment            |   |
| Domestic animal breeding, boarding or training | Only if for training animals                                |
| Emergency services                             |   |
| Food services                                  |   |
| General retail and hire                        |   |
| Pleasure boat facility                         |   |
| Sports and recreation                          |   |
| Tourist operation                              |   |
| Visitor accommodation                          | Only if camping and caravan park or overnight camping area. |
| Utilities                                      | Except if No Permit Required.                               |
| Vehicle parking                                |   |
| <b>Prohibited</b>                              |   |
| All other uses                                 |   |

## 19.3 Use Standards

### 19.3.1 Hours of Operation

|   |  |
|---|--|
| Objective:  |  |
| To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Hours of operation of a use within 50 m of a residential zone must be within:<br><br>(a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive;<br><br>(b) 10.00 am to 4.00 pm Sundays and Public Holidays;<br><br>except for office and administrative tasks. | <b>P1</b><br>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent. |

### 19.3.2 Noise

|   |  |
|---|--|
| Objective:  |  |
| To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Noise emissions measured at the boundary of a residential zone must not exceed the following:<br><br>(a) 55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;<br><br>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm and 8.00 am;<br><br>(c) 65dB(A) (LAm <sub>ax</sub> ) at any time.<br><br>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality | <b>P1</b><br>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone. |



|  |  |
|--|--|
| and impulsiveness.<br><br>Noise levels are to be averaged over a 15 minute time interval.                      |  |
| <b>A2</b><br><br>External amplified loud speakers or music must not be used within 50 m of a residential zone. | <b>P2</b><br><br>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone. |

### 19.3.3 External Lighting

|  |   |
|--|---|
| Objective:   |   |
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br><br>External lighting within 50 m of a residential zone must comply with all of the following:<br><br>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;<br><br>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. | <b>P1</b><br><br>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:<br><br>(a) level of illumination and duration of lighting;<br><br>(b) distance to habitable rooms in an adjacent dwellings. |

### 19.3.4 Commercial Vehicle Movements

|  |  |
|--|--|
| Objective:   |  |
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br><br>Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of: | <b>P1</b><br><br>Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: |

|  |  |
|--|--|
| (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; | (a) the time and duration of commercial vehicle movements;   |
| (b) 9.00 am to 12 noon Saturdays;                    | (b) the number and frequency of commercial vehicle movements;  |
| (c) Nil Sundays and Public Holidays.                 | (c) the size of commercial vehicles involved;  |
|  | (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); |
|  | (e) noise reducing structures between vehicle movement areas and dwellings;  |
|  | (f) the level of traffic on the road;  |
|  | (g) the potential for conflicts with other traffic.  |

#### 19.3.5 Discretionary Use

|   |   |
|---|---|
| Objective:  |   |
| To ensure land within the zone is used primarily for purposes consistent with Zone Purpose. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution.  | <b>P1</b><br>Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use. |

### 19.4 Development Standards for Buildings and Works

#### 19.4.1 Building Height

|   |   |
|---|---|
| Objective:  |   |
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>                                     |
| <b>A1</b><br>Building height must be no more than:<br><br>8.5 m.  | <b>P1</b><br>Building height must satisfy all of the following: |

|  |   |
|--|---|
|  | <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space.</p> |
|--|---|

#### 19.4.2 Setback

| Objective:   |   |
|--|---|
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Building setback from frontage must be no less than:</p> <p style="padding-left: 40px;">5 m.</p>   | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) enhance the characteristics of the site, adjoining lots and the streetscape.</p>  |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>   | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |

#### 19.4.3 Landscaping

|   |  |
|---|--|
| Objective:  |  |
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.  | <b>P1</b><br>Landscaping must be provided to satisfy all of the following:<br><br>(a) enhance the appearance of the development;<br><br>(b) provide a range of plant height and forms to create diversity, interest and amenity;<br><br>(c) not create concealed entrapment spaces;<br><br>(d) be consistent with any Desired Future Character Statements provided for the area. |
| <b>A2</b><br>Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.  | <b>P2</b><br>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.   |

#### 19.4.4 Fencing

|   |   |
|---|---|
| Objective:  |   |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Fencing must comply with all of the following:<br><br>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; | <b>P1</b><br>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: |

|   |   |
|---|---|
| <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |
|---|---|

## 19.5 Development Standards for Subdivision

### 19.5.1 Subdivision

| Objective:   |  |
|--|--|
| To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.</p>                               | <p><b>P1</b></p> <p>Subdivision is for the purpose of providing a lot for an allowable use.</p>  |
| <p><b>A2</b></p> <p>The frontage for each lot must be no less than 15m.</p>  | <p><b>P2</b></p> <p>The frontage of each lot must be capable of adequately serving the intended purpose.</p>   |
| <p><b>A3</b></p> <p>No Acceptable Solution.</p>  | <p><b>P3</b></p> <p>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided</p> |

|           |   |
|-----------|---|
|           | <p>through the provision of ways to the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</p> <p>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</p> <p>(f) provides for a legible movement network;</p> <p>(g) the route of new ways has regard to any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <ul style="list-style-type: none"> <li>(i) the width of the way;</li> <li>(ii) the length of the way;</li> <li>(iii) landscaping within the way;</li> <li>(iv) lighting;</li> <li>(v) provision of opportunities for 'loitering';</li> <li>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</li> </ul> |
| <b>A4</b> | <b>P4</b>   |

|   |   |
|---|---|
| <p>Services capable of adequately serving the intended purpose must be connected to each lot.</p> | <p>Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:</p> <ul style="list-style-type: none"> <li>(a) being self sufficient for potable water adequate for the intended purpose;</li> <li>(b) accommodating an wastewater management system adequate for the intended purpose;</li> <li>(c) accommodating an on-site stormwater management system adequate for the intended purpose,</li> </ul> <p>as the case may be.</p> |
|---|---|

## 20.0 Local Business Zone

### 20.1 Zone Purpose

#### 20.1.1 Zone Purpose Statements

- 20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.
- 20.1.1.2 To ensure that facilities are accessible by public transport and by walking and cycling.
- 20.1.1.3 To allow for small scale dining and entertainment activities at night provided that residential amenity of adjoining residential zoned land is protected.
- 20.1.1.4 To encourage residential use provided that it supports the viability of the activity centres and an active street frontage is maintained.
- 20.1.1.5 To ensure that building design and use is compatible with surrounding development and use, particularly on land in residential zones.
- 20.1.1.6 To allow for small shopping centres that might include a supermarket and specialty shops.
- 20.1.1.7 To allow for limited office based employment provided that it supports the viability of the activity centre and maintains an active street frontage.
- 20.1.1.8 To allow for dining and entertainment activities at night within food premises or local hotel.
- 20.1.1.9 To ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.
- 20.1.1.10 To ensure that the proportions, materials, openings and decoration of building facades contribute positively to the streetscape and reinforce the built environment of the area in which the site is situated.
- 20.1.1.11 To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.

### 20.1.2 Local Area Objectives

| Local Area Objectives  | Implementation Strategy              |
|--|--------------------------------------|
| <p>To maintain, reinforce and enhance the function, character, appearance and distinctive qualities of each of the identified local business centers as follows:</p> <ul style="list-style-type: none"> <li>(a) the Lower Sandy Bay local centre as a small, vibrant shopping centre contained within a setting of parklands and nearby beaches;</li> <li>(b) the South Hobart local centre as a small centre for local shopping and community facilities such as local shops and cafés;</li> <li>(c) the Fern Tree village centre as a small village centre for commercial and community facilities which cater for the needs of residents and visitors to Fern Tree; and</li> <li>(d) the Mt Nelson local centre as a small centre for local shopping and community facilities such as local shops, medical and education related services.</li> </ul> | <p>Use and development standards</p> |

### 20.1.3 Desired Future Character Statements

| Desired Future Character Statements  | Implementation Strategy              |
|--|--------------------------------------|
| <p><b>Lower Sandy Bay Local Centre</b><br/>           The Lower Sandy Bay centre should continue to develop as a small, vibrant shopping centre contained within a setting of parklands and nearby beaches. Activities such as local shops, food outlets, newsagents, chemists, doctors, restaurants and hotels should locate within the existing commercial area.</p> <p><b>Mount Nelson Local Centre</b><br/>           The area should develop as a small centre for local shopping and community services. Activities such as local shops, medical and education related services should locate here.</p> <p><b>Fern Tree Village centre</b><br/>           The area should continue to develop as a small village centre for commercial and community facilities which cater for the needs of residents and visitors to Fern Tree.</p> <p>The centre has a well developed sense of place because of its position on a ridge surrounded by steep forested gullies and because it occupies a sudden opening in an area of winding bush covered road corridors with confined view fields.<br/>           The importance of the sense of place and the character of the village</p> | <p>Use and development standards</p> |



|   |  |
|---|--|
| <p>centre should be given major consideration in any new developments. The design of development should be sympathetic to the setting and compatible with the village character of the area in terms of building scale, height and density.</p> <p>The development of roads, footpaths and car parking areas should utilise materials traditionally used in the area.</p> |  |
|---|--|

## 20.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Any permitted use                      | Only if replacing an existing use on the site and there is no associated development requiring a permit                   |
| Educational and occasional care        | Only if for home-based child care in accordance with a license under the <i>Child Care Act 2001</i>                       |
| Natural and cultural values management |   |
| Passive recreation                     |   |
| Residential                            | Only if home-based business   |
| Utilities                              | Only minor utilities  |
| <b>Permitted</b>                       |   |
| Business and professional services     | Only if consulting room, medical centre or post office  |
| Community meeting & entertainment      | Only if for art and craft centre, civic centre, community hall, museum, public art gallery or public hall.                |
| Educational and occasional care        | Only if an employment training facility and except if no permit required  |
| Food services                          | Except if a take away food premises with a drive through facility   |
| General retail and hire                | Except if adult sex product shop, amusement parlour or supermarket  |
| Residential                            | Only if above ground floor level (except for access) or if more than 25 m from frontage, and except if no permit required |

| <b>Discretionary</b>                |   |
|-------------------------------------|---|
| Business and professional services  | Except if permitted                             |
| Community meeting and entertainment | Except if permitted                             |
| Educational and occasional care     | Except if no permit required or permitted       |
| Emergency services                  |   |
| Food services                       | Except if permitted                             |
| General retail and hire             | Except if permitted                             |
| Hotel industry                      | Except if adult entertainment venue             |
| Residential                         | Except if permitted                             |
| Sports and recreation               |   |
| Tourist operation                   |   |
| Transport depot and distribution    |   |
| Utilities                           | Except if No Permit Required.                   |
| Vehicle fuel sales and service      | Must have frontage and access to Sandy Bay Road |
| Vehicle parking                     |   |
| Visitor accommodation               |   |
| <b>Prohibited</b>                   |   |
| All other uses                      |   |

## 20.3 Use Standards

### 20.3.1 Hours of Operation

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |

|   |   |
|---|---|
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 9.00 am to 5.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |
|---|---|

### 20.3.2 Noise

|   |   |
|---|---|
| Objective:  |   |
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

### 20.3.3 External Lighting

|            |
|------------|
| Objective: |
|------------|

| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |  |
|--|--|
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p> |

#### 20.3.4 Commercial Vehicle Movements

| Objective:  |   |
|---|---|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5.00 pm Saturdays;</p> <p>(c) 10.00 am to 12 noon Sundays and public holidays.</p> | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> |

|  |  |
|--|--|
|  | (f) the level of traffic on the road;<br>(g) the potential for conflicts with other traffic. |
|--|--|

### 20.3.5 Take-away Food Premises

| Objective:   |   |
|--|---|
| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises are kept to a minimum. |   |
| Acceptable Solutions   | Performance Criteria  |
| <b>A1</b><br><br>Hours of operation must be within 7.00am to 12.00am.  | <b>P1</b><br><br>The hours of operation of take-away food premises must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise emissions, movement of vehicles or patrons, level of activity or late night activity. |

### 20.3.6 Hotel Industries

| Objective:   |   |
|--|---|
| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of hotel industry uses are kept to a minimum. |   |
| Acceptable Solutions   | Performance Criteria  |
| <b>A1</b><br><br>Hours of operation must be within 7.00am to 12.00am.  | <b>P1</b><br><br>The operation of Hotel Industry uses must not have an unreasonable impact on the amenity and safety of the surrounding uses, having regard to the following: <ul style="list-style-type: none"> <li>(a) the hours of operation and intensity of the proposed use;</li> <li>(b) the location of the proposed use and the nature of surrounding uses and zones;</li> <li>(c) the impact of the proposed use on the mix of uses in the immediate area;</li> <li>(d) the impacts of lightspill;</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>(e) possible noise impacts and proposed noise attenuation measures;</li><li>(f) Crime Prevention Through Environmental Design including:<ul style="list-style-type: none"><li>(i) reducing opportunities for crime to occur;</li><li>(ii) providing safe, well designed buildings;</li><li>(iii) minimising the potential for vandalism and anti-social behaviour;</li><li>(iv) promoting safety on neighbouring public and private land.</li></ul></li></ul> <p>A 'Hotel Industry Impact Assessment' must be submitted addressing the following issues if relevant:</p> <ul style="list-style-type: none"><li>(a) A description of the proposed use, hours of operation and type and duration/frequency of music/entertainment;</li><li>(b) location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;</li><li>(c) details of entry points, external areas for smokers and a waste management plan;</li><li>(d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context;</li><li>(e) details of the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space;</li><li>(f) a summary of the consultation with immediate adjoining landowners/occupiers and proposed measures to address any concerns;</li></ul> |
|--|---|

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;</li> <li>(h) impacts on traffic and parking;</li> <li>(i) Crime Prevention Through Environmental Design (CPTED) Principles including: <ul style="list-style-type: none"> <li>(i) reducing opportunities for crime to occur;</li> <li>(ii) providing safe, well designed buildings;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land.</li> </ul> </li> <li>(j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.</li> </ul> |
|--|---|

## 20.4 Development Standards for Buildings and Works

### 20.4.1 Building Height

| Objective:  |   |
|---|---|
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Building height must be no more than:</p> <p style="padding-left: 40px;">9 m.</p>   | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the scale of nearby buildings;</li> <li>(c) not unreasonably overshadow adjacent public space;</li> </ul> |

|  |   |
|--|---|
|  | (d) allow for a transition in height between adjoining buildings, where appropriate;  |
| <b>A2</b><br>Building height within 10 m of a residential zone must be no more than 8.5 m. | <b>P2</b><br>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone. |

#### 20.4.2 Setback

|  |   |
|--|---|
| Objective:   |   |
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Building setback from frontage must be parallel to the frontage and must be no more than:<br><br>(a) 3 m, in Fern Tree;<br>(b) 5m in Mount Nelson; or<br>(c) the alignment of adjoining buildings in Lower Sandy Bay or South Hobart. | <b>P1</b><br>Building setback from frontage must satisfy all of the following:<br><br>(a) be consistent with any Desired Future Character Statements provided for the area;<br><br>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;<br><br>(c) enhance the characteristics of the site, adjoining lots and the streetscape;<br><br>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;<br><br>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance. |



|   |   |
|---|---|
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |
|---|---|

#### 20.4.3 Design

| Objective:  |  |
|---|--|
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units,</p> |

|   |   |
|---|---|
| <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p> |
| <p><b>A2</b></p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>  | <p><b>P2</b></p> <p>No Performance Criteria.</p>  |

#### 20.4.4 Passive Surveillance

| Objective:   |   |
|--|---|
| To ensure that building design provides for the safety of the public.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 %</p> | <p><b>P1</b></p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that</p> |

|   |  |
|---|--|
| <p>of the surface area of the ground floor level facade ;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p> | <p>pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p> |
|---|--|

#### 20.4.5 Landscaping

Landscaping is not regulated in this zone in this planning scheme. It is not considered necessary in the Hobart context.

#### 20.4.6 Outdoor Storage Areas

|   |   |
|---|---|
| Objective:  |   |
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |

#### 20.4.7 Fencing

|            |
|------------|
| Objective: |
|------------|

| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |  |
|--|--|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |

#### 20.4.8 Site Coverage

| Objective:   |  |
|--|--|
| To ensure that building design, form and site layout enhances and maintains the character of the streetscape and protects residential amenity.                         |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Buildings must not exceed a site coverage of:</p> <p>(a) 30% in Fern Tree and Mount Nelson</p> <p>(b) 60% in South Hobart and Lower Sandy Bay.</p> | <p><b>P1</b></p> <p>Site coverage must not have an adverse impact on heritage or streetscape values or the amenity of nearby properties.</p> |

#### 20.5 Development Standards for Subdivision

##### 20.5.1 Subdivision

|  |   |
|--|---|
| Objective:   |   |
| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>The size of each lot must be no less than:<br/> specified in Table 20.1.</p> <p>except if for public open space, a riparian reserve or utilities.</p>  | <p><b>P1</b></p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>   |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) clear of easements;</p> <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) is a minimum of 10 m x 15 m in size.</p> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</p> <p>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</p> <p>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</p> |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:<br/> specified in Table 20.1.</p>  | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>   |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>  | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p>  |

|   |   |
|---|---|
|   | <p>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</p> <p>(b) accords with any relevant road network plan adopted by the Planning Authority;</p> <p>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</p> |
| <p><b>A5</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p> | <p><b>P5</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A6</b></p> <p>No Acceptable Solution.</p>   | <p><b>P6</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>   |

**Table 20.1 Minimum Lot Size**

| Location        | Minimum Lot Size   | Minimum Frontage |
|-----------------|--------------------|------------------|
| South Hobart    | 270m <sup>2</sup>  | 6m               |
| Lower Sandy Bay | 520m <sup>2</sup>  | 6m               |
| Fern Tree       | 1000m <sup>2</sup> | 9m               |
| Mt Nelson       | 750m <sup>2</sup>  | 9m               |

## **21.0 General Business Zone**

### **21.1 Zone Purpose**

#### **21.1.1 Zone Purpose Statements**

21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.

21.1.1.2 To facilitate residential use above ground floor level.

21.1.1.3 To ensure development is highly accessible by public transport, walking and cycling.

- 21.1.1.4 To ensure that the design of development is sympathetic to the setting and compatible with the character of each of the business centres in terms of building scale, height and density.
- 21.1.1.5 To ensure that the proportions, materials, openings and decoration of building facades contribute positively to the streetscape and reinforce the built environment of the area in which the site is situated.
- 21.1.1.6 To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.

21.1.2 Local Area Objectives

| <b>Local Area Objectives</b>   | <b>Implementation Strategy</b>       |
|--|--------------------------------------|
| <p>To maintain, reinforce and enhance the function, character, appearance and distinctive qualities of each of the identified business centres as follows:</p> <ul style="list-style-type: none"> <li>(a) the Elizabeth Street area, North Hobart as a day time local shopping area and night time restaurant destination with neither function becoming dominant; and</li> <li>(b) the Sandy Bay shopping centre as the main shopping and commercial focus for the southern suburbs of the city.</li> </ul> | <p>Use and development standards</p> |

21.1.3 Desired Future Character Statements

| <b>Desired Future Character Statements</b>   | <b>Implementation Strategy</b>       |
|--|--------------------------------------|
| <p><b>Elizabeth Street North Hobart</b><br/>           Central North Hobart should continue to function as a day-time local shopping area and night-time restaurant destination. These functions should exist equally, with neither becoming predominate.<br/>           New development should continue the traditional height and rectangular building form parallel to Elizabeth Street where buildings are either one or two storeys.</p> <p>New development should not be permitted to intrude into important views, either views to, from, or across;</p> <ul style="list-style-type: none"> <li>(a) Holy Trinity Church (Church Street),</li> <li>(b) The high ground of the Queens Domain,</li> <li>(c) Knocklofty Reserve, or</li> <li>(d) Mount Wellington.</li> </ul> <p>All new development should be built to the street edge and should improve pedestrian amenity and convenience. Protection from the elements for the pedestrian should be provided, primarily by the retention</p> | <p>Use and development standards</p> |

and/or introduction of awnings.

The historic streetscape and particularly the 'red brick' character of many individual buildings are highly valuable and should be retained. Painting of intact brickwork on the Elizabeth Street frontage is prohibited.

The diversity and intactness of shop fronts is essential to the character of central North Hobart, the retention of the physical fabric of shop fronts is critical to the preservation of character.

Development should provide detail and architectural interest at various levels of the streetscape, inset doorways and associated detailing are desirable as they contribute to the diverse pattern of the existing streetscape.

Development should encourage laneways to extend the network of informal public spaces. Development should not 'build in' laneways. Commercial use of buildings fronting laneways is appropriate. Development should reinforce the existing hierarchy of public spaces.

Integrated artwork/s are entirely appropriate and contribute to the cultural and artistic focus that has developed in North Hobart.

### **Sandy Bay Shopping Centre**

The Sandy Bay Shopping Centre should continue to function as the main shopping and commercial focus for the southern suburbs of the city. Any expansion of the major supermarkets likely to generate additional trade or additional vehicular traffic would need to demonstrate that the resultant development would result in an enhanced physical environment, no increase detriment in the management and impact of traffic on pedestrian safety and amenity and no adverse effects on the amenity of the residential streets immediately surrounding the centre.

Shopping outlets such as 'adult only' bookshops and 'sex shops', which preclude access by minors will not be approved. 'Tote' outlets are not precluded.

The Centre's predominantly retail and associated service functions should be reinforced by local offices and other activities providing services to the community it serves, ideally above ground floor level. Residential use above ground floor level of buildings fronting onto public streets or at the rear of sites and abutting other residential uses and zones is encouraged. Changes of use to 'service industry', 'showrooms' or other similar uses or the extension of those that may be existing uses will only be approved having regard to the quantum of floorspace and outdoor storage and where pedestrian, shopper and residential amenity will not be affected and where there will be no adverse impact on the operation of uses



permitted in the Centre.

New 'hotels' or other late night entertainment uses are generally not considered appropriate. Any expansion of the floor area of existing hotels should preferably be linked to ancillary facilities, such as storage, and additional accommodation. The expansion and further development of existing hotel uses will only be approved where they respect the character and ambience of the shopping centre and the amenity of surrounding residential development .

Restaurants, cafes and take - away food shops will continue to be appropriate, preferably interspersed with shops along or close to Sandy Bay Road.

The current environmental image of the centre, derived from continuous development of generally two storey or equivalent height along Sandy Bay Road with no or minimal front setbacks should be reinforced. On the streets leading from Sandy Bay Road the height, layout and design of any new development should be more reflective of their transition to the adjacent residential areas and with an emphasis on adaptation of formerly residential buildings.

Where appropriate, development should seek to upgrade the pedestrian amenity and amenities of the precinct, through the creation of passive recreation spaces and further improvements to pedestrian network of the sort now surrounding the Bay Village. The civic works associated with the Gregory Street Local Area Plan should be complimented by works on private land when the opportunity arises. Elsewhere in the Centre, street furniture and hard and soft landscaping should be co-ordinated to give cohesion and identity to the Precinct.

Signs and graphics should be bright but generally located at below awning level. Free standing uses with their own vehicular accesses and customer car parking may be expected to provide other low key signs to identify their presence appropriate to the desired image of the centre.

Generally, small extensions or changes of use will not be required to provide on-site parking. Proposals for on-site parking and servicing, not in accordance with the Council's standards for layout and dimensions and which accordingly are likely to generate vehicular traffic that will create traffic management or parking problems, or conflict with pedestrian movement will not be approved.

Any development on the site of the Dr Syntax Hotel car park must not involve the use of Queen Street for vehicular ingress or egress. Access from or onto Jersey Street from new or expanded uses or development in the Precinct is considered inappropriate.

## 21.2 Use Table

| Use Class                           | Qualification  |
|-------------------------------------|--|
| <b>No Permit Required</b>           |  |
| Any permitted use                   | Only if replacing an existing use on the site and there is no associated development requiring a permit  |
| Residential                         | Only if home-based business  |
| Utilities                           | Only if minor utilities  |
| <b>Permitted</b>                    |  |
| Business and professional services  | Except if a bank on the properties at 59-65 Queen Street or 267-275 Sandy Bay Road, Sandy Bay<br><br>Except if consulting rooms on the properties at 17 and 19 Gregory Street  |
| Community meeting and entertainment |  |
| Educational and occasional care     | Only if above ground floor level, (except for access).   |
| Food services                       | Except if a take away food premises with a drive through facility<br><br>Except if a restaurant or take-away food premises on the properties 59-65 Queen Street, Sandy Bay   |
| General retail and hire             | Except if adult sex product shop or supermarket<br><br>Except if a shop on the property at 267-275 Sandy Bay Road unless it is ancillary to or in association with the community and fund raising activities of the Church at 275 Sandy Bay Road |
| Passive recreation                  |  |
| Residential                         | Only if above ground floor level (except for access).  |
| Research and development            | Only if above ground floor level (except for access).  |
| <b>Discretionary</b>                |  |
| Bulky goods sales                   |  |
| Custodial facility                  | Only if a remand centre.   |

|  |   |
|--|---|
| Educational and occasional care        | Except if Permitted.  |
| Emergency services                     |   |
| Equipment and machinery sales and hire |   |
| Food services                          | Except if permitted<br><br>Except if a restaurant, drive through take-away or take-away food premises on the properties 59-65 Queen Street, Sandy Bay   |
| General retail and hire                | Except if permitted   |
| Hospital services                      |   |
| Hotel industry                         | Except if adult entertainment venue.  |
| Natural and cultural values management |   |
| Research and development               | Except if permitted.  |
| Residential                            | Except if No Permit Required or Permitted.  |
| Service industry                       | Only if an extension to an existing use.  |
| Sports and recreation                  |   |
| Tourist operation                      |   |
| Transport depot and distribution       |   |
| Utilities                              | Except if No Permit Required.   |
| Vehicle fuel sales and service         | Must have frontage and access to Sandy Bay Road   |
| Vehicle parking                        |   |
| Visitor accommodation                  | Except if camping and caravan park or overnight camping area<br><br>Except if a motel, bed and breakfast accommodation or backpacker accommodation on the properties at 59-65 Queen Street, Sandy Bay |
| <b>Prohibited</b>                      |   |

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| All other uses |  |
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## 21.3 Use Standards

### 21.3.1 Hours of Operation

| Objective:   |   |
|--|---|
| To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

### 21.3.2 Noise

| Objective:   |   |
|--|---|
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

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| <p>by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> |  |
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### 21.3.3 External Lighting

| Objective:   |  |
|--|--|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p> |

### 21.3.4 Commercial Vehicle Movements

| Objective:   |  |
|--|--|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and public holidays.</p> | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> |

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|  | <ul style="list-style-type: none"> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> <li>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</li> <li>(e) noise reducing structures between vehicle movement areas and dwellings;</li> <li>(f) the level of traffic on the road;</li> <li>(g) the potential for conflicts with other traffic.</li> </ul> |
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### 21.3.5 Take-away Food Premises

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| Objective:   |   |
| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises are kept to a minimum. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Hours of operation must be within 7.00am to 12.00am.  | <b>P1</b><br>The hours of operation of take-away food premises must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise emissions, movement of vehicles or patrons, level of activity or late night activity. |

### 21.3.6 Hotel Industries

|  |   |
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| Objective:   |   |
| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of hotel industry uses are kept to a minimum. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Hours of operation must be within 7.00am to 12.00am.  | <b>P1</b><br>The operation of Hotel Industry uses must not have an unreasonable impact on the amenity and safety of the surrounding uses, having regard to the following: |

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|  | <ul style="list-style-type: none"> <li>(a) the hours of operation and intensity of the proposed use;</li> <li>(b) the location of the proposed use and the nature of surrounding uses and zones;</li> <li>(c) the impact of the proposed use on the mix of uses in the immediate area;</li> <li>(d) the impacts of lightspill;</li> <li>(e) possible noise impacts and proposed noise attenuation measures;</li> <li>(f) Crime Prevention Through Environmental Design including: <ul style="list-style-type: none"> <li>(i) reducing opportunities for crime to occur;</li> <li>(ii) providing safe, well designed buildings;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land.</li> </ul> </li> </ul> <p>A 'Hotel Industry Impact Assessment' must be submitted addressing the following issues if relevant:</p> <ul style="list-style-type: none"> <li>(a) A description of the proposed use, hours of operation and type and duration/frequency of music/entertainment;</li> <li>(b) location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;</li> <li>(c) details of entry points, external areas for smokers and a waste management plan;</li> <li>(d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context;</li> <li>(e) details of the proposed management of noise in relation to noise sensitive areas within audible range of the premises,</li> </ul> |
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|  | <p>including residential uses and accommodation and associated private open space;</p> <p>(f) a summary of the consultation with immediate adjoining landowners/occupiers and proposed measures to address any concerns;</p> <p>(g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;</p> <p>(h) impacts on traffic and parking;</p> <p>(i) Crime Prevention Through Environmental Design (CPTED) Principles including:</p> <ul style="list-style-type: none"> <li>(i) reducing opportunities for crime to occur;</li> <li>(ii) providing safe, well designed buildings;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land.</li> </ul> <p>(j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.</p> |
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## 21.4 Development Standards for Buildings and Works

### 21.4.1 Building Height

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| Objective:  |  |
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building height must be no more than:</p> <p>9 m. <sup>L1</sup></p>   | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> |



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|   | <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the scale of nearby buildings;</li> <li>(c) not unreasonably overshadow adjacent public space;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate;</li> </ul> |
| <p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p> | <p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>   |

**Footnotes**

L1 For building height in Gregory Street, Sandy Bay refer to F1.0 Gregory Street Specific Area Plan.

**21.4.2 Setback**

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|--|--|
| Objective:   |  |
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 1 m if fronting Sandy Bay Road; or</li> <li>(b) the alignment of adjoining buildings if fronting any other street. <sup>L1</sup></li> </ul> | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</li> <li>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</li> <li>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no</li> </ul> |

|  |   |
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|  | <p>potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>   |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |

### Footnotes

L1 For setbacks in North Hobart refer to F2.0 North Hobart Specific Area Plan.

#### 21.4.3 Design

|   |  |
|---|--|
| Objective:  |  |
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.                          |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from</p> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> |

|   |  |
|---|--|
| <p>the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p> |
| <p><b>A2</b></p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>  | <p><b>P2</b></p> <p>No Performance Criteria.</p>   |

#### 21.4.4 Passive Surveillance

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| <p>Objective:</p>  |
| <p>To ensure that building design provides for the safety of the public.</p> |

| Acceptable Solutions  | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</li> <li>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</li> <li>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</li> <li>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</li> <li>(e) provide external lighting to illuminate car parking areas and pathways;</li> <li>(f) provide well-lit public access at the ground floor level from any external car park.</li> </ul> | <p><b>P1</b></p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</li> <li>(b) locate windows to adequately overlook the street and adjoining public spaces;</li> <li>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</li> <li>(d) locate external lighting to illuminate any entrapment spaces around the building site;</li> <li>(e) provide external lighting to illuminate car parking areas and pathways;</li> <li>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</li> <li>(g) provide for sight lines to other buildings and public spaces.</li> </ul> |

#### 21.4.5 Landscaping

Landscaping is not regulated in this zone in this planning scheme. It is not considered necessary in the Hobart context.

#### 21.4.6 Outdoor Storage Areas

| Objective:   |                      |
|--|----------------------|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality. |                      |
| Acceptable Solutions   | Performance Criteria |

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|--|--|
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |
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#### 21.4.7 Fencing

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|---|---|
| Objective:  |   |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</li> <li>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</li> <li>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</li> </ul> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the height of the fence;</li> <li>(b) the degree of transparency of the fence;</li> <li>(c) the location and extent of the fence;</li> <li>(d) the design of the fence;</li> <li>(e) the fence materials and construction;</li> <li>(f) the nature of the use;</li> <li>(g) the characteristics of the site, the streetscape and the locality, including fences;</li> <li>(h) any Desired Future Character Statements provided for the area.</li> </ul> |

#### 21.4.8 Site Coverage

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| Objective: |
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| To ensure that building design, form and site layout enhances and maintains the character of the streetscape and protects residential amenity. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Site coverage must be no more than 60%.   | <b>P1</b><br>Site coverage must not have an adverse impact on heritage or streetscape values or the amenity of nearby properties. |

## 21.5 Development Standards for Subdivision

### 21.5.1 Subdivision

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| Objective:  |  |
| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>The size of each lot must be no less than:<br>(a) 270m <sup>2</sup> if fronting Sandy Bay Road;<br>(b) 460m <sup>2</sup> if fronting other streets in Sandy Bay; or<br>(c) 270m <sup>2</sup> in North Hobart.<br><br>except if for public open space, a riparian reserve or utilities.   | <b>P1</b><br>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.   |
| <b>A2</b><br>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following:<br>(a) clear of the frontage, side and rear boundary setbacks;<br>(b) clear of easements;<br>(c) clear of title restrictions that would limit or restrict the development of a commercial building; | <b>P2</b><br>The design of each lot must contain a building area able to satisfy all of the following:<br>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;<br><br>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future |

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| <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) is a minimum of 10 m x 15 m in size.</p>                               | <p>likely demand generated by the development potential of the lot;</p> <p>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</p>   |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:<br/>6 m.</p>  | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>   | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <p>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</p> <p>(b) accords with any relevant road network plan adopted by the Planning Authority;</p> <p>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</p> |
| <p><b>A5</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p> | <p><b>P5</b></p> <p>No Performance Criteria.</p>   |
| <p><b>A6</b></p> <p>No Acceptable Solution.</p>   | <p><b>P6</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>  |

## 22.0 Central Business Zone

## 22.1 Zone Purpose

### 22.1.1 Zone Purpose Statements

- 22.1.1.1 To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.
- 22.1.1.2 To maintain and strengthen Hobart's Central Business District and immediate surrounds including, the waterfront, as the primary activity centre for Tasmania, the Southern Region and the Greater Hobart metropolitan area with a comprehensive range of and highest order of retail, commercial, administrative, community, cultural, employment areas and nodes, and entertainment activities provided.
- 22.1.1.3 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.
- 22.1.1.4 To facilitate high density [residential development](#) and visitor accommodation within the activity centre above ground floor level and surrounding the core commercial activity centre.
- 22.1.1.5 To ensure [development](#) is accessible by public transport, walking and cycling.
- 22.1.1.6 To encourage intense activity at pedestrian levels with shop windows offering interest and activity to pedestrians.
- 22.1.1.7 To encourage a network of arcades and through-[site](#) links characterised by bright shop windows, displays and activities and maintain and enhance Elizabeth Street Mall and links to it as the major pedestrian hub of the CBD.
- 22.1.1.8 To respect the unique character of the Hobart CBD and maintain the [streetscape](#) and [townscape](#) contribution of places of [historic cultural heritage significance](#).
- 22.1.1.9 To provide a safe, comfortable and enjoyable environment for workers, residents and visitors through the provision of high quality spaces and urban design.

### 22.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

### 22.1.3 Desired Future Character Statements

| Desired Future Character Statements  | Implementation Strategy  |
|--|--|
| Townscape and Streetscape Character -<br>22.1.3.1 Objectives:<br>(a) That the Central Business Zone provides a compact built focus to the region, reflecting an appropriate intensity in its role as the heart of settlement.<br>(b) That the Central Business Zone develops in a way that reinforces the layered landform rise back from the waterfront, having regard to the distinct layers of the landform, respecting the urban amphitheatre, including the amphitheatre to the Cove, while providing a reduction in scale to the Queens Domain, the Domain and Battery Point | Clause 22.4<br>Development<br>Standards for Buildings<br>and Works |



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| <p>headlands and the natural rise to Barracks Hill (see Figures 22.7 and 22.8).</p> <p>(c) That the Central Business Zone consolidates within, and provides a transition in scale from, its intense focus in the basin, acknowledging also the change in contour along the Macquarie Ridge, including both its rising and diminishing grades, including to the low point of the amphitheatre to the Cove (see Figures 22.7, 22.8 and 22.9).</p> <p>(d) That the historic cultural heritage values of places and precincts in the Central Business Zone be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the City as a whole.</p>   |  |
| <p>22.1.3.2 Building Siting, Bulk and Design</p> <p>The siting, bulk and design of a building above the street wall and beyond the Amenity Building Envelope (see Figure 22.3) must be consistent with the objectives in clause 22.1.3.1, having regard to:</p> <p>(a) the consolidation of the Central Business Zone in a manner which provides separate building forms and a layered visual effect rather than the appearance of a contiguous wall of towers;</p> <p>(b) maintaining a level of permeability through city blocks by reductions in bulk as height increases allowing for sunlight into streets and public spaces;</p> <p>(c) the building proportion and detail reflecting and reinforcing the streetscape pattern;</p> <p>(d) the building not being an individually prominent building by virtue of its height or bulk, thus reinforcing a cohesive built form and the containment provided by the urban amphitheatre;</p> <p>(e) reinforcing consistent building edges and height at the street wall allowing for solar penetration where possible;</p> <p>(f) the provision of weather protection for footpaths to enhance pedestrian amenity and encourage, where appropriate, interior activity beyond the building entrance; and</p> <p>(g) the provision of permeability in support of the open space network.</p> |  |

## 22.2 Use Table

| Use Class                 | Qualification |
|---------------------------|---------------|
| <b>No Permit Required</b> |               |

|                                     |   |
|-------------------------------------|---|
| Any permitted use                   | Only if replacing an existing use on the site and there is no associated development requiring a permit   |
| Residential                         | Only if home-based business   |
| Utilities                           | Only if minor utilities   |
| <b>Permitted</b>                    |   |
| Business and professional services  |   |
| Community meeting and entertainment |   |
| Educational and occasional care     | Except if within the Active Frontage Overlay (Figure 22.1) and the ground floor frontage is greater than 4m.  |
| Food services                       | Except if a take away food premises with a drive through facility.  |
| General retail and hire             | Except if adult sex product shop, or a supermarket with a floor area greater than 400m <sup>2</sup> .   |
| Hotel industry                      | Except if Adult Entertainment Venue.  |
| Passive recreation                  |   |
| Residential                         | Except if No Permit Required.<br>Only if above ground floor level (except for access).  |
| Research and development            | Only if above ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)   |
| Sports and recreation               | Only if above ground floor level, (except for access)   |
| Tourist operation                   | Only if a visitor centre or above ground floor level (except for access) if within the Active Frontage Overlay (Figure 22.1)  |
| Visitor accommodation               | Except if a camping and caravan park or overnight camping area<br><br>Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1) |
| <b>Discretionary</b>                |   |
| Bulky goods sales                   | Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)   |

|  |  |
|--|--|
| Custodial facility                     | Only if a remand centre.   |
| Educational and occasional care        | Except if Permitted.   |
| Emergency services                     |  |
| Equipment and machinery sales and hire | Except if within the Active Frontage Overlay (Figure 22.1)   |
| Food services                          | Except if permitted<br><br>Unless a take away food premises with a drive through facility within the Active Frontage Overlay (Figure 22.1)     |
| General retail and hire                | Except if permitted  |
| Hospital services                      | Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)  |
| Hotel industry                         | Except if permitted  |
| Manufacturing and processing           | Except at ground floor level within the Active Frontage Overlay (Figure 22.1)  |
| Natural and cultural values management |  |
| Research and development               | Except if permitted.   |
| Residential                            | Except if No Permit Required or Permitted.   |
| Service industry                       | Only if an extension to an existing use.   |
| Sports and recreation                  | Except if permitted  |
| Storage                                | Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)<br><br>Except if liquid and solid fuel depot |
| Tourist operation                      | Except if permitted  |
| Transport depot and distribution       | Only if for public transport facilities.   |
| Utilities                              | Except if No Permit Required.  |
| Vehicle fuel sales and service         | Except if within the Active Frontage Overlay (Figure 22.1)   |

|                       |   |
|-----------------------|---|
| Vehicle parking       |   |
| Visitor accommodation | Except if camping and caravan park or overnight camping area<br>Except if permitted |
| <b>Prohibited</b>     |   |
| All other uses        |   |

## 22.3 Use Standards

### 22.3.1 Hours of Operation

|  |   |
|--|---|
| Objective:   |   |
| To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

### 22.3.2 Noise

|  |   |
|--|---|
| Objective:   |   |
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.                             |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

|  |  |
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| <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> |  |
|--|--|

### 22.3.3 External Lighting

| Objective:   |  |
|--|--|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p> |

### 22.3.4 Commercial Vehicle Movements

| Objective:  |  |
|---|--|
| To ensure that commercial vehicle movements do not have unreasonable impact on residential amenity on land within a residential zone. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to</p>                        | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to</p> |

|  |   |
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| <p>or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> | <p>or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |
|--|---|

### 22.3.5 Adult Entertainment Venues

| Objective:  |  |
|---|--|
| To ensure that impacts on the amenity of surrounding areas resulting from the operation of adult entertainment venues are kept to a minimum.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>The title boundary of the land on which the use is to occur must be at least 200m (in a straight line distance) from the Inner Residential Zone or the title boundary of land on which there is a use for any of the following:</p> <p>(a) residential;</p> <p>(b) a primary school;</p> <p>(c) a secondary school;</p> <p>(d) a child care centre;</p> <p>(e) a crèche;</p> <p>(f) a place of worship;</p> | <p><b>P1</b></p> <p>The 200m distance may be decreased if it can be demonstrated that the use will not have a detrimental effect upon the amenity of the Inner Residential Zone or the activities of the uses listed through:</p> <p>(a) noise and disturbance generated:</p> <p>(i) from within the entertainment venue itself; or</p> <p>(ii) by patrons arriving at or departing from the venue; or</p> <p>(iii) prospective patrons outside the venue;</p> |

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| <p>(g) bed and breakfast accommodation;</p> <p>(h) a playground;</p> <p>(i) any other use if it is regularly frequented by children for recreational or cultural purposes.</p> | <p>having regard to the potential conflict between the hours of operation of the venue and the and the hours of operation of the surrounding uses and the retention of residential amenity for the time of day and night; and</p> <p>(b) the impact on pedestrian activity and volumes generated by the venue on the patterns, safety, convenience and comfort of pedestrian movement associated with both those uses or the function, role and user characteristics (in particular minors) of the footpaths around the site as pedestrian routes.</p> |
| <p><b>A2</b></p> <p>The use must not occupy a room or space having ground floor frontage onto a street or be directly visible from the street.</p>                             | <p><b>P2</b></p> <p>No performance criteria.</p>   |
| <p><b>A3</b></p> <p>No form of public address or sound amplification should be audible from outside the building.</p>  | <p><b>P3</b></p> <p>No performance criteria.</p>   |
| <p><b>A4</b></p> <p>Any sign must only indicate the name of the business using text. No graphics or images are to be used.</p>   | <p><b>P4</b></p> <p>No performance criteria.</p>   |

### 22.3.6 Take-away Food Premises

|   |   |
|---|---|
| <p>Objective:</p>   |   |
| <p>To ensure that impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises are kept to a minimum.</p> |   |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>Hours of operation must be within 7.00am to 12.00am.</p>  | <p><b>P1</b></p> <p>The hours of operation of take-away food premises must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise emissions, movement of</p> |

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|  | vehicles or patrons, level of activity or late night activity. |
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### 22.3.7 Hotel Industries

| Objective:   |   |
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| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of hotel industry uses are kept to a minimum. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Hours of operation must be within 7.00am to 12.00am.</p>   | <p><b>P1</b></p> <p>The operation of Hotel Industry uses must not have an unreasonable impact on the amenity and safety of the surrounding uses, having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the hours of operation and intensity of the proposed use;</li> <li>(b) the location of the proposed use and the nature of surrounding uses and zones;</li> <li>(c) the impact of the proposed use on the mix of uses in the immediate area;</li> <li>(d) the impacts of lightspill;</li> <li>(e) possible noise impacts and proposed noise attenuation measures;</li> <li>(f) Crime Prevention Through Environmental Design including: <ul style="list-style-type: none"> <li>(i) reducing opportunities for crime to occur;</li> <li>(ii) providing safe, well designed buildings;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land.</li> </ul> </li> </ul> <p>A 'Hotel Industry Impact Assessment' must be submitted addressing the following issues if relevant:</p> <ul style="list-style-type: none"> <li>(a) A description of the proposed use, hours of operation and type and</li> </ul> |



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|  | <p>duration/frequency of music/entertainment;</p> <p>(b) location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;</p> <p>(c) details of entry points, external areas for smokers and a waste management plan;</p> <p>(d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context;</p> <p>(e) details of the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space;</p> <p>(f) a summary of the consultation with immediate adjoining landowners/occupiers and proposed measures to address any concerns;</p> <p>(g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;</p> <p>(h) impacts on traffic and parking;</p> <p>(i) Crime Prevention Through Environmental Design (CPTED) Principles including:</p> <ul style="list-style-type: none"> <li>(i) reducing opportunities for crime to occur;</li> <li>(ii) providing safe, well designed buildings;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land.</li> </ul> <p>(j) any other measures to be undertaken to ensure minimal amenity impacts from the</p> |
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|  | licensed premises during and after opening hours. |
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### 22.3.8 Manufacturing and Processing Uses

| Objective:   |   |
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| To ensure that impacts on the amenity of surrounding areas resulting from manufacturing and processing uses are kept to a minimum.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Manufacturing and processing uses must not:</p> <p>(a) entail the storage of goods, materials or waste, other than for retail sale, that are visible from any dwelling, public street or public place; or</p> <p>(b) entail the delivery or removal from the development of goods or materials aggregating 50 tonnes or more weight in any 24 hour period; or</p> <p>(c) entail the manufacture or storage in bulk of explosive, flammable or other dangerous materials.</p> | <p><b>P1</b></p> <p>Manufacturing and processing uses must not cause significant direct or indirect environmental risk or effects or result in unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise or particle emissions or the movement of vehicles.</p> |

## 22.4 Development Standards for Buildings and Works

### 22.4.1 Building Height

| Objective:   |                      |
|--|----------------------|
| That building height:  |                      |
| <p>(a) contributes positively to the streetscape and townscape;</p> <p>(b) does not unreasonably impact on historic heritage character;</p> <p>(c) does not unreasonably impact on important views within the urban amphitheatre;</p> <p>(d) does not unreasonably impact on residential amenity of land in a residential zone; and</p> <p>(e) provides significant community benefits if outside the Amenity Building Envelope.</p> |                      |
| Acceptable Solutions   | Performance Criteria |
| <b>A1</b>  | <b>P1.1</b>          |

|   |  |
|---|--|
| <p>Building height within the Central Business Core Area in Figure 22.2 must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 15m if on, or within 15m of, a south-west or south-east facing frontage;</li> <li>(b) 20m if on, or within 15m of, a north-west or north-east facing frontage;</li> <li>(c) 30m if set back more than 15m from a frontage;</li> </ul> <p>unless an extension to an existing building that:</p> <ul style="list-style-type: none"> <li>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</li> <li>(ii) is necessary to provide facilities required by other legislation or regulation.</li> </ul> | <p>Development contained within the Amenity Building Envelope in Figure 22.3 must make a positive contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the height, bulk and design of existing and proposed buildings;</li> <li>(b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi/ Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;</li> <li>(c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2; and</li> <li>(d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing.</li> </ul> <p><b>P1.2</b></p> <p>Development outside the Amenity Building Envelope in Figure 22.3 must provide significant benefits for civic amenities such as public space, pedestrian links, public art or public toilets, unless a minor extension to an existing building that already exceeds the Amenity Building Envelope, and must make a positive contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the height, bulk and design of existing and proposed buildings;</li> <li>(b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons to kunanyi/Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>(c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath for city blocks with frontage to a Solar Penetration Priority Street see Figure 22.2;</li> <li>(d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing;</li> <li>(e) the need to minimise unreasonable impacts on pedestrian amenity from adverse wind conditions; and</li> <li>(f) the degree of consistency with the Desired Future Character Statements in clause 22.1.3.</li> </ul>   |
| <p><b>A2</b></p> <p>Building height within 10m of a residential zone must be no more than 8.5m.</p>  | <p><b>P2</b></p> <p>Building height within 10m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>   |
| <p><b>A3</b></p> <p>Building height within the Central Business Fringe Area in Figure 22.2 must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 11.5m and a maximum of 3 storeys;</li> <li>(b) 15m and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground floor level for residential use;</li> </ul> <p>unless an extension to an existing building that:</p> <ul style="list-style-type: none"> <li>(i) is necessary solely to provide access, toilets, or other facilities for people with disabilities;</li> <li>(ii) is necessary to provide facilities required by other legislation or regulation.</li> </ul> | <p><b>P3.1</b></p> <p>The siting, bulk and design of development must respect the transition between the core area of the Central Business Zone and adjacent zones and must make a positive contribution to the streetscape and townscape.</p> <p><b>P3.2</b></p> <p>Development outside the Amenity Building Envelope (Figure 22.3) must provide significant benefits in terms of civic amenities such as public space, pedestrian links, public art or public toilets, unless a minor extension to an existing building that already exceeds the Amenity Building Envelope, and must make a positive contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the height, bulk and design of existing and proposed buildings;</li> <li>(b) the need to minimise unreasonable impacts on the view lines and view cones in Figure 22.6 and on the landform horizons</li> </ul> |

|   |   |
|---|---|
|   | <p>to kunanyi/ Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the Cove Floor;</p> <p>(c) the need to minimise unreasonable impacts on pedestrian amenity from overshadowing of the public footpath;</p> <p>(d) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing;</p> <p>(e) the need to minimise unreasonable impacts on pedestrian amenity from adverse wind conditions; and</p> <p>(f) the degree of consistency with the Desired Future Character Statements in clause 22.1.3.</p>   |
| <p><b>A4</b></p> <p>Building height of development on the same title as a place listed in the Historic Heritage Code, where the specific extent of the heritage place is specified in Table E13.1, and directly behind that place must:</p> <p>(a) not exceed 2 storeys or 7.5m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back between 5m and 10m from the place (refer figures 22.4 i and 22.4 ii); and</p> <p>(b) not exceed 4 storeys or 15m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back more than 10m from the place (refer figures 22.4 i and 22.4 ii);</p> <p>or</p> <p>(c) comply with the building height in clauses 22.4.1 A1 and A2;</p> <p>whichever is the lesser.</p> | <p><b>P4</b></p> <p>Development on the same site as a place listed in the Historic Heritage Code and directly behind that place must:</p> <p>(a) be designed, sited, arranged, finished, constructed or carried out so as to not unreasonably detract from those characteristics of the place which contribute to its historic cultural heritage significance; and</p> <p>(b) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.</p> |
| <p><b>A5</b></p>  | <p><b>P5</b></p>  |

|   |  |
|---|--|
| <p>Building height of development within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) not exceed 1 storey or 4m (whichever is the lesser) higher than the facade building height of a heritage building on the same street frontage (refer figure 22.5 ii); and</p> <p>(b) not exceed the facade building height of the higher heritage building on the same street frontage if the development is between two heritage places (refer figure 22.5 ii);</p> <p>or</p> <p>(c) comply with the building height in Clauses 22.4.1 A1 and A2;</p> <p>whichever is the lesser.</p> | <p>Building height within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) not unreasonably dominate existing buildings of cultural heritage significance; and</p> <p>(b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;</p> <p>(c) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street does not unreasonably impact on pedestrian amenity.</p> |
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#### 22.4.2 Setback

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|--|--|
| Objective:   |  |
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>0 m</p>   | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> |

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|  | <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>                   |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 6 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |

### 22.4.3 Design

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| Objective:  |  |
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.                          |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from</p> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> |

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| <p>the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing façade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p> |
| <p><b>A2</b></p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>  | <p><b>P2</b></p> <p>No Performance Criteria.</p>   |
| <p><b>A3</b></p> <p>The facade of buildings constructed within 15m of a frontage and not separated from a place</p>   | <p><b>P3</b></p> <p>The facade of buildings constructed within 15m of a frontage and not separated from a place</p>  |



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| <p>listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and</p> <p>(b) have any proposed awnings the same height from street level as any awnings of the adjacent heritage building.</p> | <p>listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) be of a design sympathetic to the elevational treatment and materials of the existing heritage building; and</p> <p>(b) not unreasonably detract from the historic cultural heritage significance of the existing heritage place.</p> |
| <p><b>A4</b></p> <p>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) provide windows with clear glazing and door openings at ground floor level in the front façade and façades facing other public space boundaries no less than 80% of the surface area;</p>  | <p><b>P4</b></p> <p>Provide windows in the front façade in a way that enhances the streetscape, provides for an active street frontage and passive surveillance of public spaces.</p>   |
| <p><b>A5</b></p> <p>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) awnings must be provided over public footpaths.</p>  | <p><b>P5</b></p> <p>Awnings may not be provided over the public footpath only if there is no benefit to the streetscape or pedestrian amenity.</p>  |

#### 22.4.4 Passive Surveillance

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| Objective:   |  |
| To ensure that building design provides for the safety of the public.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> | <p><b>P1</b></p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> |

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| <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p>  | <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p>  |
| <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> | <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p>                         |
| <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p>  | <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p>   |
| <p>(e) provide external lighting to illuminate car parking areas and pathways;</p>   | <p>(e) provide external lighting to illuminate car parking areas and pathways;</p>  |
| <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>  | <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> |
|  | <p>(g) provide for sight lines to other buildings and public spaces.</p>  |

#### 22.4.5 Landscaping

Landscaping is not regulated in this zone in this planning scheme. It is not considered necessary in the Hobart context.

#### 22.4.6 Outdoor Storage Areas

| Objective:  |   |
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| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |

## 22.4.7 Fencing

| Objective:  |   |
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| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) fences, walls and gates of greater height than 1.5m must not be erected within 4.5m of the frontage;</li> <li>(b) fences along a frontage must be at least 50% transparent above a height of 1.2m;</li> <li>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1m and must not contain barbed wire.</li> </ul> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the height of the fence;</li> <li>(b) the degree of transparency of the fence;</li> <li>(c) the location and extent of the fence;</li> <li>(d) the design of the fence;</li> <li>(e) the fence materials and construction;</li> <li>(f) the nature of the use;</li> <li>(g) the characteristics of the site, the streetscape and the locality, including fences;</li> <li>(h) any Desired Future Character Statements provided for the area.</li> </ul> |

## 22.4.8 Pedestrian Links

| Objective:  |   |
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| To ensure that the existing network of malls, arcades and through-site links is maintained. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Existing malls, arcades and through-site links must be retained.</p>    | <p><b>P1</b></p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) Opportunities for through site pedestrian links are not reduced;</li> </ul> |

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|  | (b) Connections are provided to existing malls and arcades. |
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#### 22.4.9 Residential and Visitor Accommodation Amenity

| Objective:  |   |
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| To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space and storage.   |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>).</p> | <p><b>P1</b></p> <p>Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>), unless:</p> <p>(a) alterations required to meet these standards would negatively impact on historic cultural heritage values of an existing building listed as a place, or within a precinct, in the Historic Heritage Code; or</p> <p>(b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.</p> |
| <p><b>A2</b></p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <p>(a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other</p>   | <p><b>P2</b></p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <p>(a) proximity to side and rear boundaries;</p> <p>(b) proximity to other buildings on the same site;</p>   |

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| <p>buildings on the same site (refer Figure 22.4 iii); or</p> <p>(b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either:</p> <p>(i) set back at least 5m from a side or rear boundary or other building on the same site; or</p> <p>(ii) facing a frontage (refer Figure 22.4 iv).</p>  | <p>(c) the height and bulk of other buildings on the same site;</p> <p>(d) the size of any internal courtyard or void;</p> <p>(e) the use of light wells or air shafts;</p> <p>(f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and</p> <p>(g) any assessment by a suitably qualified person.</p>  |
| <p><b>A3</b></p> <p>Every habitable room in a dwelling:</p> <p>(a) must have at least one external window;</p> <p>(b) must have at least one external window visible from all points of the room if a living room;</p> <p>(c) where the only external window in the room is located within a recess, that recess must be:</p> <p>(i) a minimum width of 1.2m; and</p> <p>(ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and</p> <p>(d) must have a room depth from an external window of:</p> <p>(i) not more than 2.5 times the ceiling height; or</p> <p>(ii) if an open plan layout (where the living, dining and kitchen are combined), not more than 8m.</p> | <p><b>P3</b></p> <p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <p>(a) the orientation of the room;</p> <p>(b) the size and location of windows;</p> <p>(c) the size of the room;</p> <p>(d) the ceiling height;</p> <p>(e) the opportunity for cross-ventilation;</p> <p>(f) the proposed use of the room;</p> <p>(g) overshadowing of the site from existing development;</p> <p>(h) existing site constraints; and</p> <p>(i) any assessment by a suitably qualified person.</p> |
| <p><b>A4</b></p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>   | <p><b>P4</b></p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with private open space if:</p> <p>(a) communal open space is provided on site that exceeds size requirements under</p>  |

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|   | <p>22.4.9 A6 by 10m<sup>2</sup> for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility;</p> <p>(b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or</p> <p>(c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code.</p>  |
| <p><b>A5</b></p> <p>Each dwelling or serviced apartment on a site must have private open space that:</p> <p>(a) has an area not less than:</p> <ul style="list-style-type: none"> <li>(i) 8m<sup>2</sup> for 1 bedroom dwellings or serviced apartments;</li> <li>(ii) 10m<sup>2</sup> for 2 bedroom dwellings or serviced apartments;</li> <li>(iii) 12m<sup>2</sup> for 3 or more bedroom dwellings or serviced apartments;</li> </ul> <p>(b) does not include plant and equipment such as outdoor components of an air conditioning unit;</p> <p>(c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m<sup>2</sup> in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view;</p> | <p><b>P5</b></p> <p>A dwelling or serviced apartment must provide reasonable amenity and be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit;</li> <li>(b) the amount of space available for furniture or plantings;</li> <li>(c) the potential for significant noise intrusion;</li> <li>(d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments;</li> <li>(e) screening where necessary for privacy that does not unreasonably restrict access to daylight;</li> <li>(f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;</li> </ul> |

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| <p>(d) has a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment;</p> <p>(e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and</p> <p>(f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.</p>   | <p>(g) screening from public view for clothes drying areas; and</p> <p>(h) any advice from a suitably qualified person.</p>   |
| <p><b>A6</b></p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:</p> <p>(a) is at least 70m<sup>2</sup>, with an additional 2m<sup>2</sup> for every dwelling or serviced apartment over 10;</p> <p>(b) if provided in multiple locations, at least one single area must be a minimum of 40m<sup>2</sup>;</p> <p>(c) has a minimum horizontal dimension of 3m;</p> <p>(d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level;</p> <p>(e) is directly accessible from common entries and pathways;</p> <p>(f) screens any communal clothes drying facilities from public view;</p> <p>(g) may be above ground floor level, including rooftops;</p> <p>(h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms;</p> <p>(i) does not include vehicle driveways, manoeuvring or hardstand areas; and</p> | <p><b>P6</b></p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <p>(a) the area and dimensions of the space;</p> <p>(b) the total number of dwellings or serviced apartments on the site;</p> <p>(c) the accessibility of the space;</p> <p>(d) the flexibility of the space and opportunities for various forms of recreation;</p> <p>(e) the availability and location of common facilities within the space;</p> <p>(f) landscaping;</p> <p>(g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal open space;</p> <p>(h) accessibility to daylight, taking into account the development potential of adjacent sites;</p> <p>(i) the outlook from the space;</p> <p>(j) the level of noise intrusion from external noise sources; and</p> |

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| <p>(j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of:</p> <p>(i) a building on the site with a height more than 3m; or</p> <p>(ii) a side or rear boundary within 5m.</p> | <p>(k) any advice from a suitably qualified person; unless:</p> <p>(i) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or</p> <p>(ii) open space, accessible by the public, that is of high quality in terms of location access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants is provided on the site; or</p> <p>(iii) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children’s play.</p> |
| <p><b>A7</b></p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m<sup>3</sup>, located externally to the dwelling.</p>  | <p><b>P7</b></p> <p>Each multiple dwelling must be provided with adequate storage space.</p>  |

#### 22.4.10 Waste Storage and Collection

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| <p>Objective:</p>  |  |
| <p>To ensure the storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.</p> |  |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p>   | <p><b>P1</b></p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the</p> |



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| <p>(a) with more than one commercial tenancy;</p> <p>(b) with one commercial tenancy that is greater than 100m<sup>2</sup>;</p> <p>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and</p> <p>(d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site) if fronting a pedestrian priority street (Figure E6.7.12);</p> <p>unless:</p> <p>(i) there are no more than 4 individual bins for kerbside collection at any one time per commercial site or any site fronting a pedestrian priority street (Figure E6.7.12);</p> <p>(ii) There are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site not fronting a pedestrian priority street (Figure E6.7.12); or</p> <p>(iii) Individual bins are commercially serviced without being placed on the kerbside for collection.</p> | <p>amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <p>(a) the frontage of the site has a width equivalent to 5m for each dwelling, accommodation unit or tenancy with individual bins; or</p> <p>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to:</p> <p>(i) impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or</p> <p>(ii) site constraints, if for an existing building.</p>                                     |
| <p><b>A2</b></p> <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <p>(a) if for separate bins per dwelling, visitor accommodation or commercial tenancy:</p> <p>(i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;</p> <p>(ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;</p> <p>(iii) is not less than 5.5m horizontally from any dwelling or accommodation</p>  | <p><b>P2</b></p> <p>A storage area for waste and recycling bins must be provided that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;</p> <p>(c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;</p> <p>(d) screened from view from public spaces and dwellings or accommodation units; and</p> |

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| <p>unit unless for bins associated with that dwelling, or within a fully enclosed building; and</p> <p>(iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p> <p>(b) If for bulk waste bins:</p> <p>(i) is located on common property;</p> <p>(ii) includes dedicated areas for storage and management of recycling and compostables;</p> <p>(iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building;</p> <p>(iv) is set back not less than 4.5m from a frontage if fronting a pedestrian priority street (Figure E6.7.12);</p> <p>(v) is screened from any public road, dwelling or accommodation unit by a wall to a height not less than 1.8m above the finished surface level of the storage area;</p> <p>(vi) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and</p> <p>where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.</p> | <p>if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.</p>   |
| <p><b>A3</b></p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <p>(a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed</p>  | <p><b>P3</b></p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <p>(a) the number of bins;</p> |

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| <p>to comply with AS2890.2:2018: Parking Facilities - Off-Street Commercial Vehicle Facilities;</p> <p>(b) ensure the vehicle is located entirely within the site when collecting bins; and</p> <p>(c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways.</p> | <p>(b) the method of collection;</p> <p>(c) the time of day of collection;</p> <p>(d) the frequency of collection;</p> <p>(e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access;</p> <p>(f) distance from vehicle stopping point to bins if not collected on site;</p> <p>(g) the traffic volume, geometry and gradient of the street; and</p> <p>the volume of pedestrians using the street and whether it is a pedestrian priority street (Figure E6.7.12).</p> |
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## 22.5 Development Standards for Subdivision

### 22.5.1 Subdivision

| Objective:   |  |
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| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.          |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>The size of each lot must be no less than:</p> <p style="text-align: center;">45m<sup>2</sup>.</p> <p>except if for public open space, a riparian reserve or utilities.</p>  | <p><b>P1</b></p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>  |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) clear of easements;</p> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</p> |

|  |  |
|--|--|
| <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) is a minimum of 4.5 m x 10 m in size.</p> | <p>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</p> <p>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</p>   |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:<br/>4.5 m.</p>   | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>  | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <p>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</p> <p>(b) accords with any relevant road network plan adopted by the Planning Authority;</p> <p>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</p> |
| <p><b>A5</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>  | <p><b>P5</b></p> <p>No Performance Criteria.</p>   |
| <p><b>A6</b></p> <p>No Acceptable Solution.</p>  | <p><b>P6</b></p>   |

|  |   |
|--|---|
|  | Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy. |
|--|---|

Figure 22.1 Active Frontage Overlay

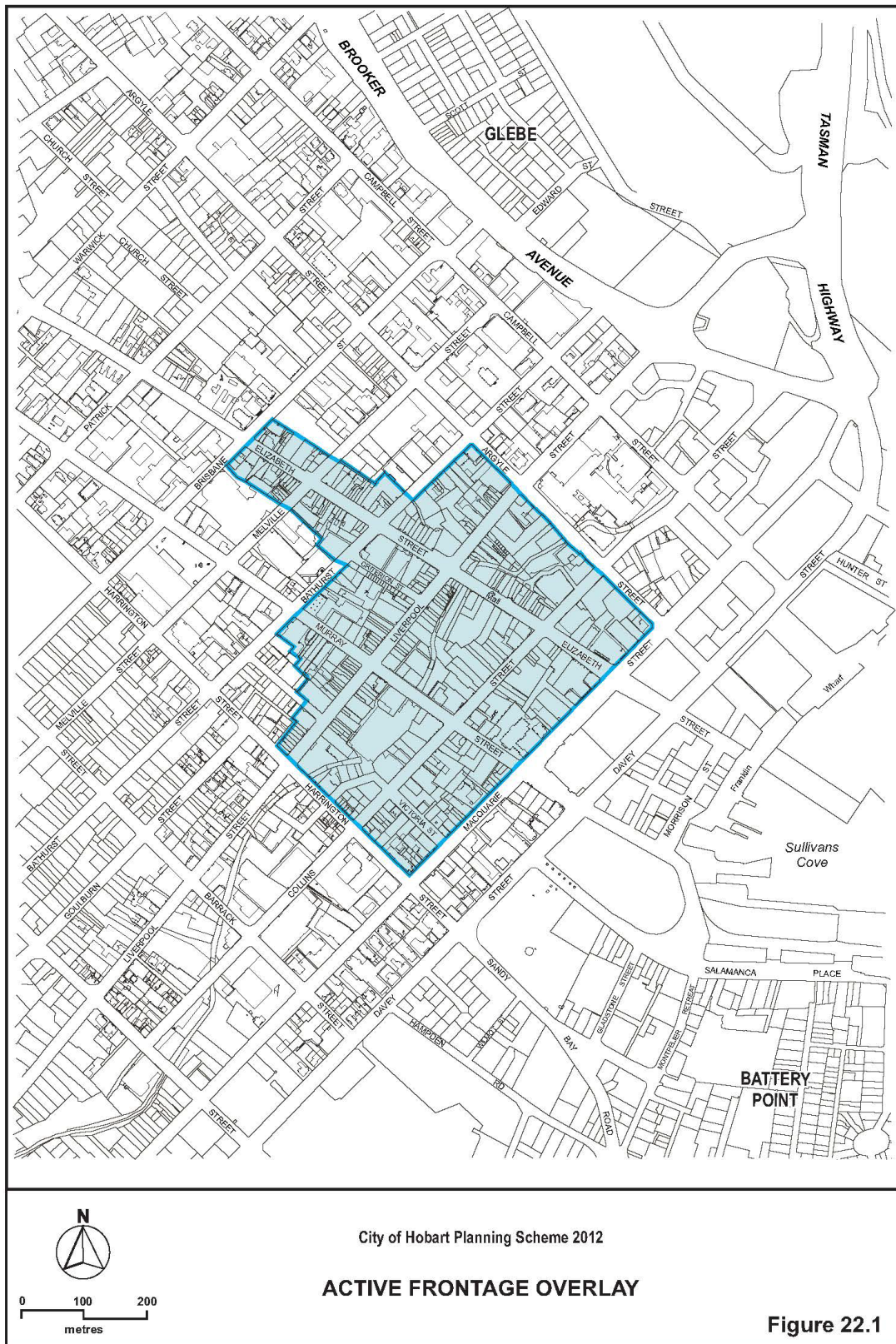




Figure 22.2 Central Business Zone Height Areas

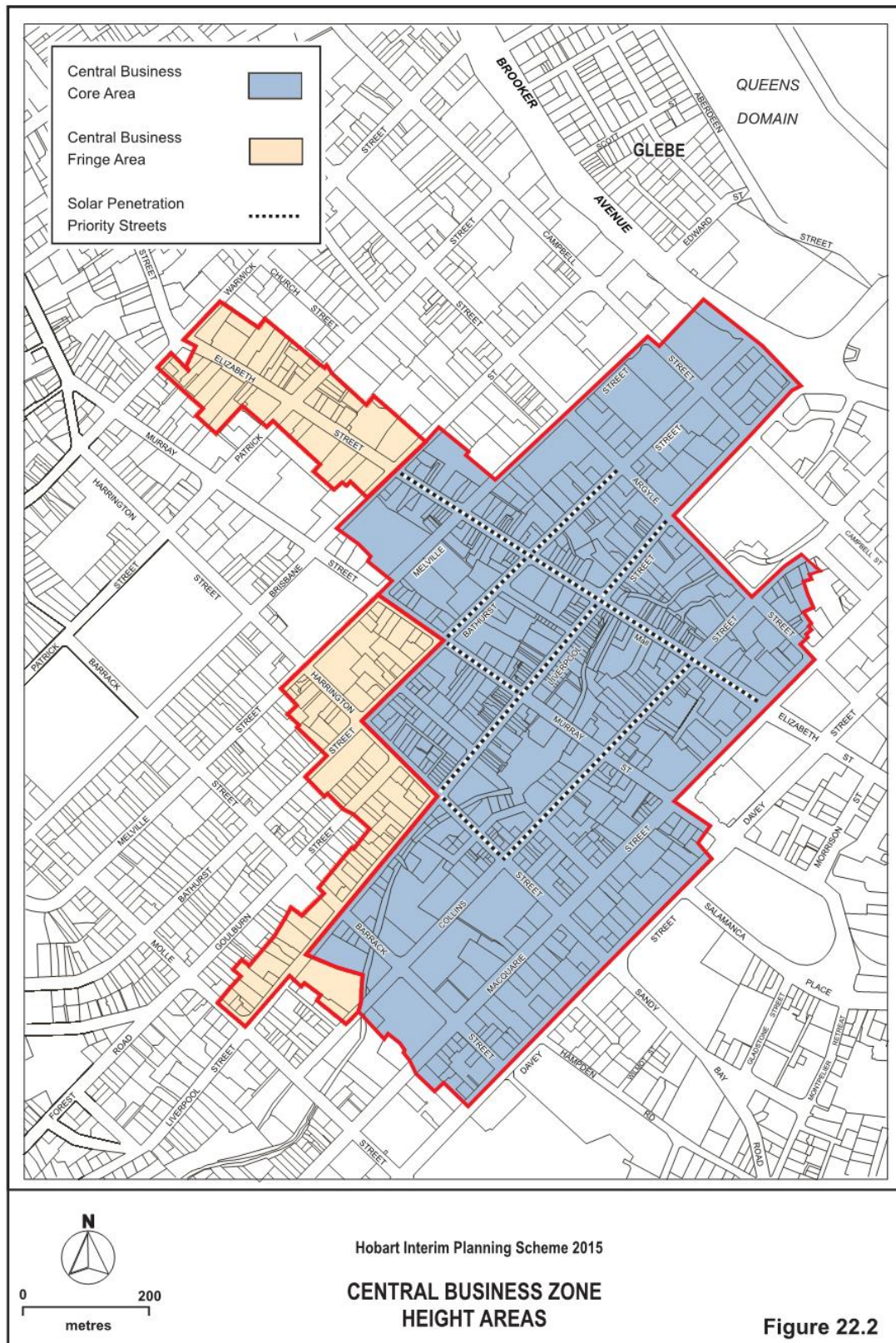
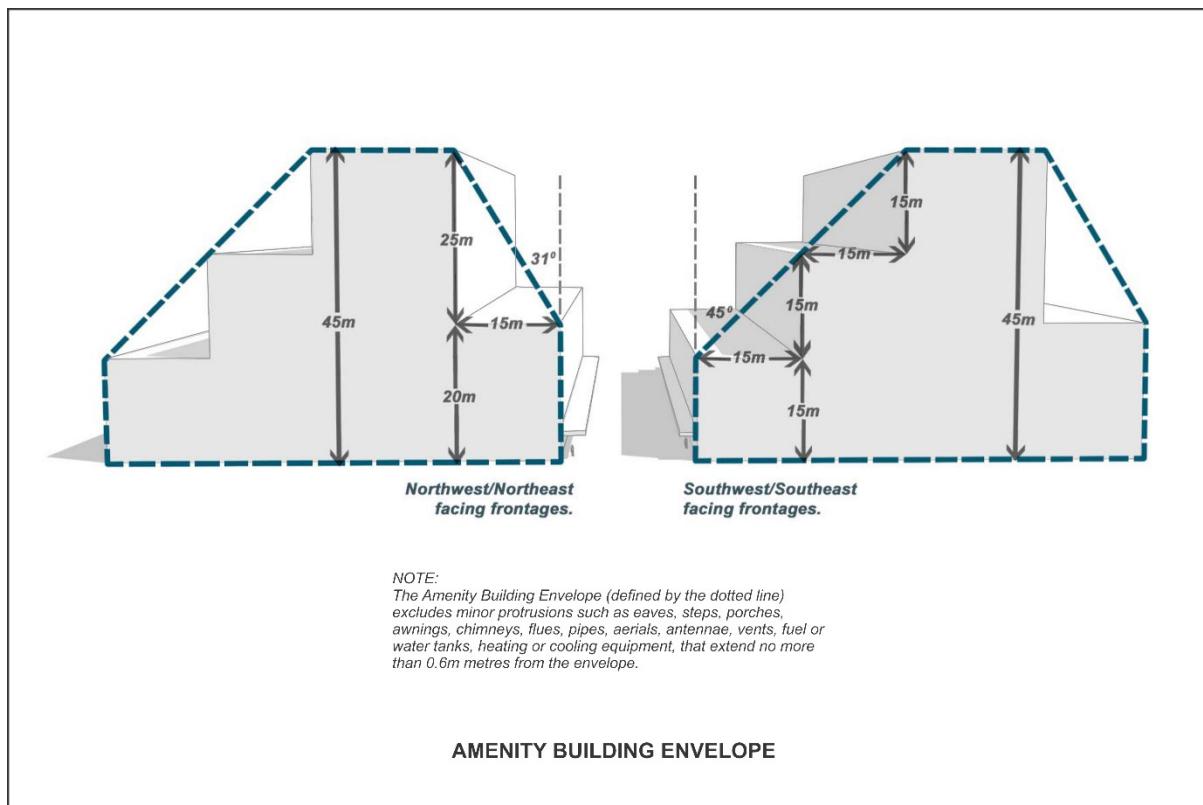


Figure 22.3 Amenity Building Envelope



### Footnotes

The Amenity Building Envelope has been developed with regard to heritage, streetscape and sense of scale, wind tunneling effects and solar penetration.

The 20m height at the northwest/northeast facing frontages maintains a 1:1 ratio of street:building height for the purposes of townscape aesthetics and maintaining a human scale.

The 15m height and subsequent 45 degree building envelope angle at southwest/southeast facing frontages maintains sufficient solar penetration to the opposite side of the street and also helps to control air and wind turbulence.

The Amenity Building Envelope is shown by the thick dotted line. The 15m setbacks for the 'steps' of development shown within the envelope are suggestive only. Development does not have to comply with the suggested 15m setbacks in order to comply with the envelope.



Figure 22.4 i Plan View of Permitted Development Under 22.4.1 A4

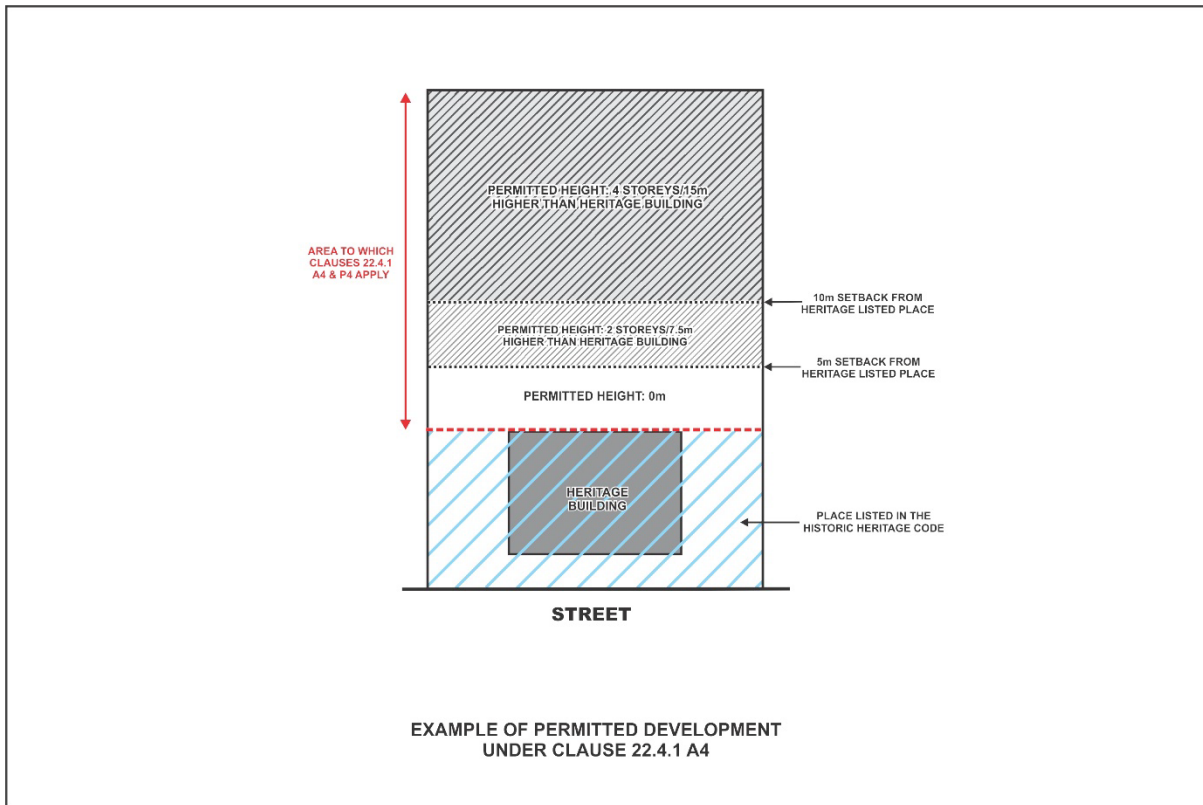


Figure 22.4 ii Elevation View of Permitted Development Under 22.4.1 A4

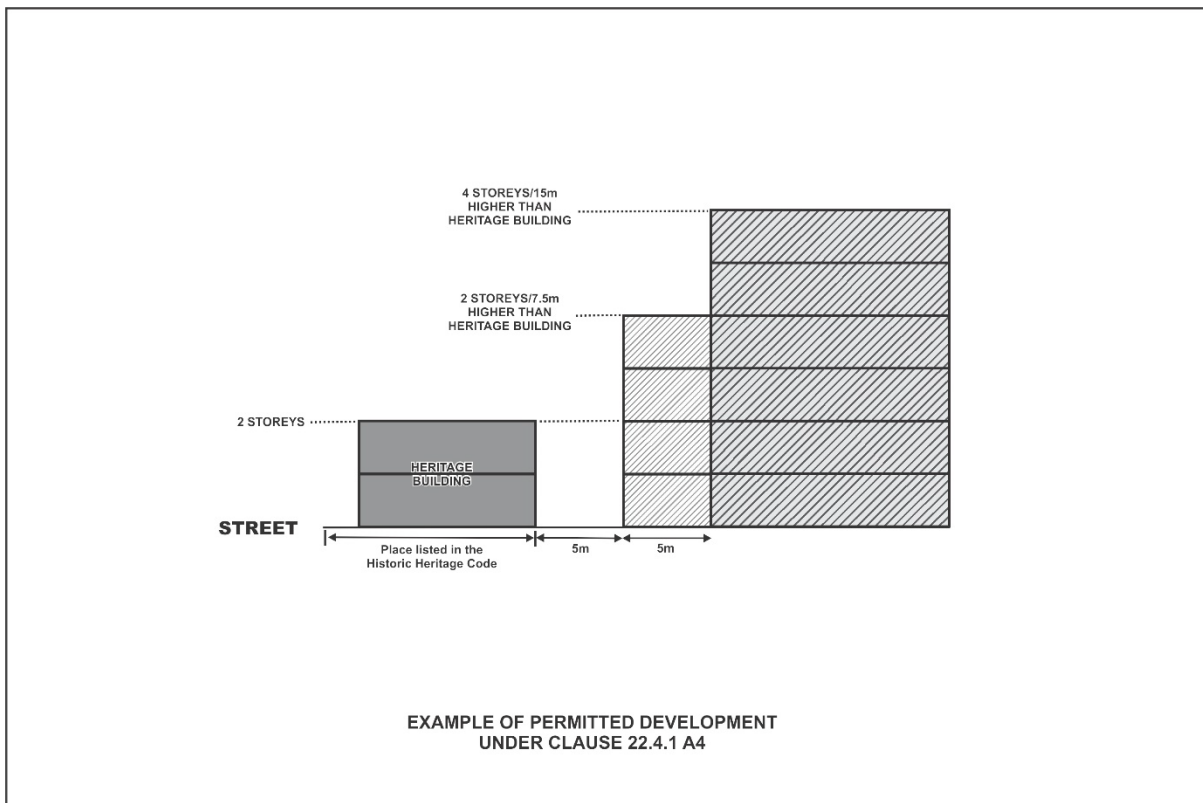


Figure 22.4 iii Setbacks for developments including single aspect dwellings or single aspect service apartments under 22.4.9 A2 (a)

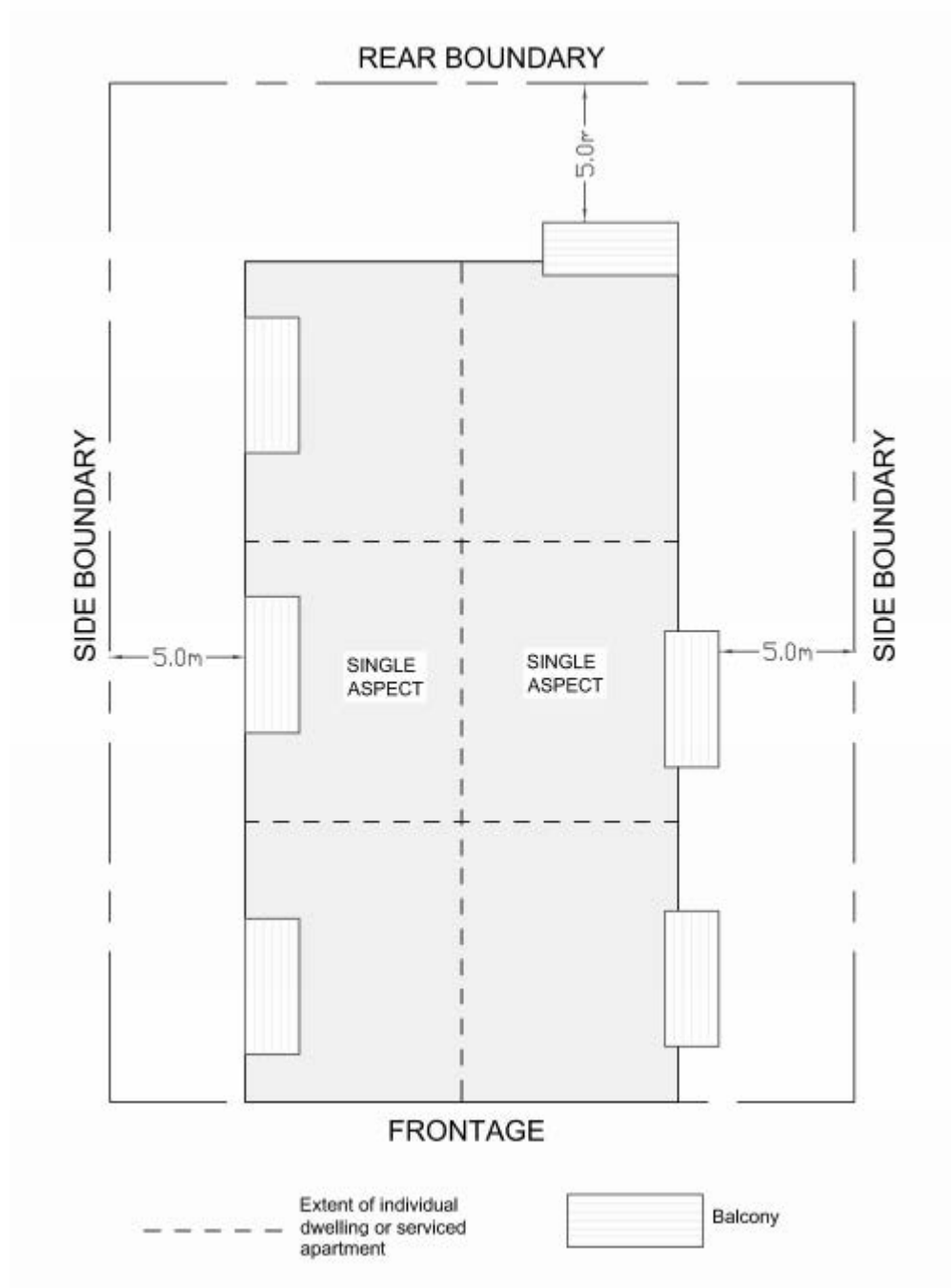
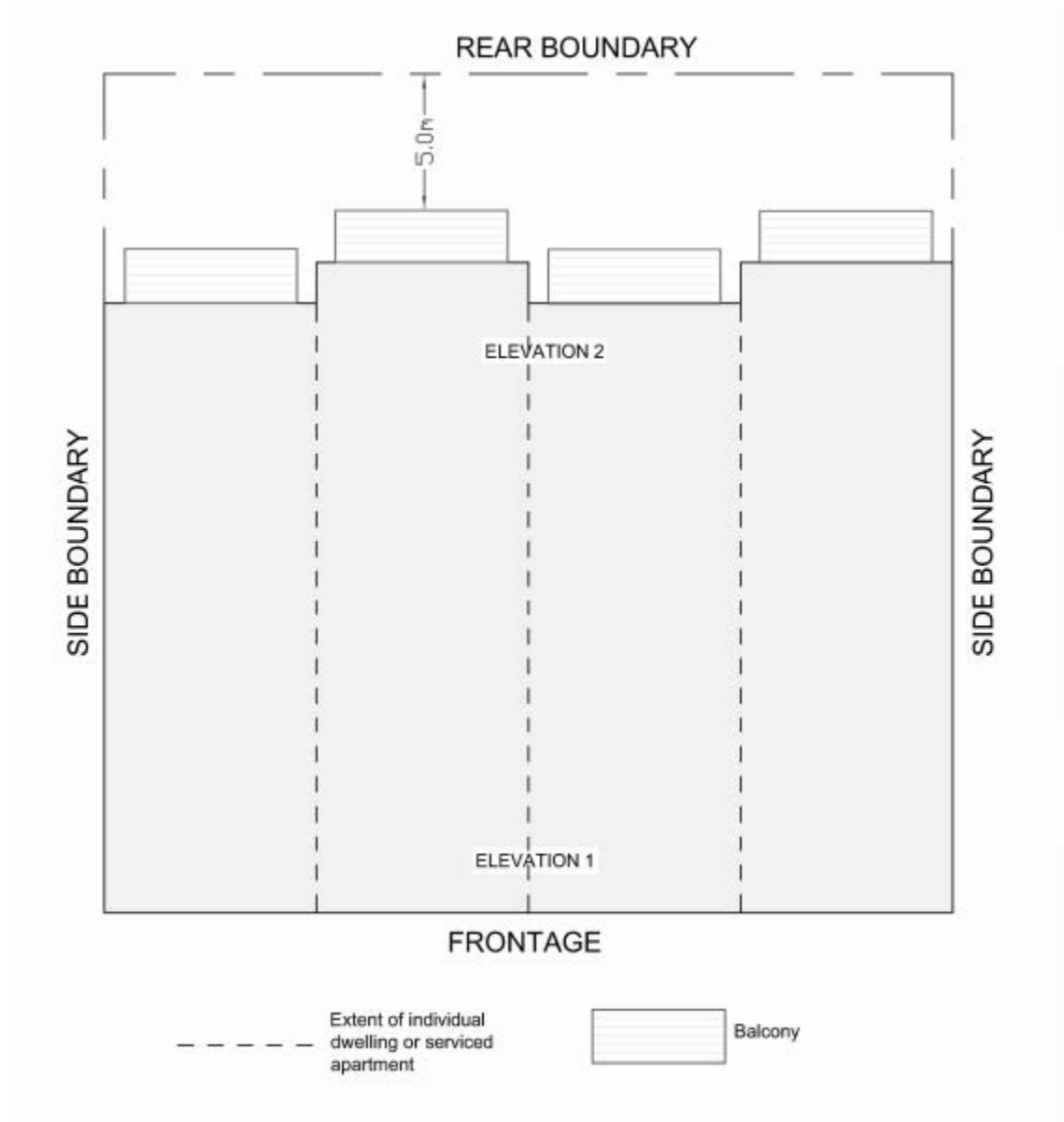


Figure 22.4 iv Setbacks for developments not including single aspect dwellings or single aspect service apartments under 22.4.9 A2 (b)

**Example 1**



Example 2

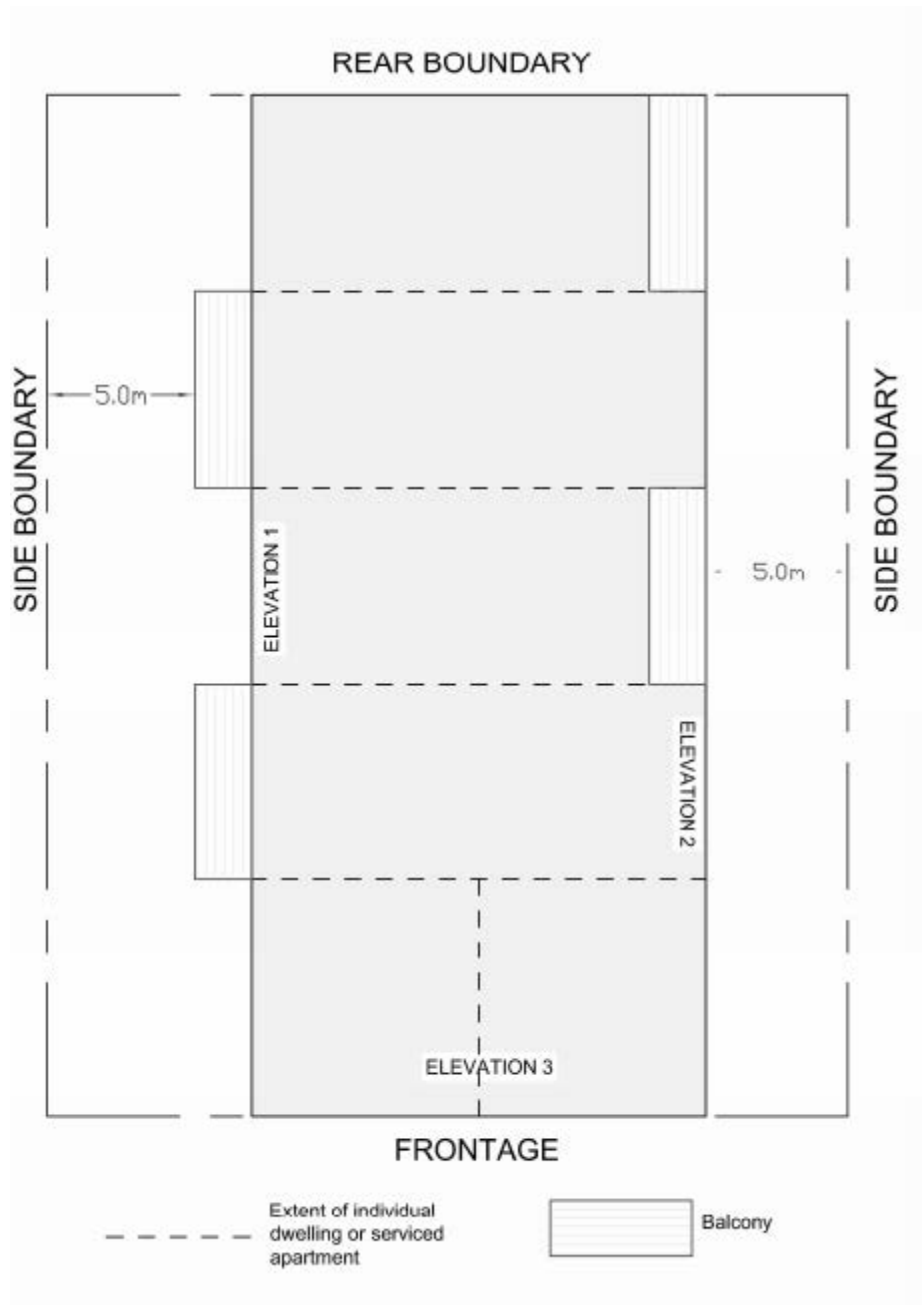


Figure 22.5 i Heritage Streetscape Standard

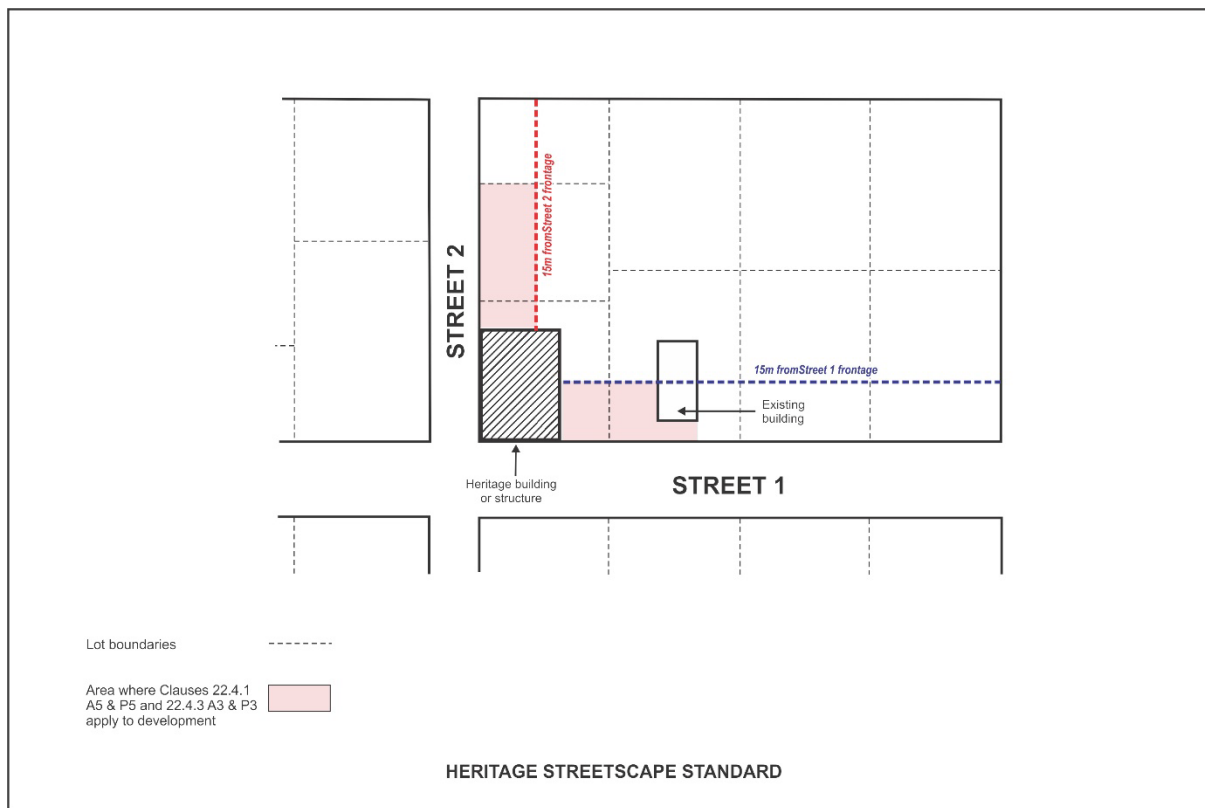


Figure 22.5 ii Heritage Streetscape Standard Height Example

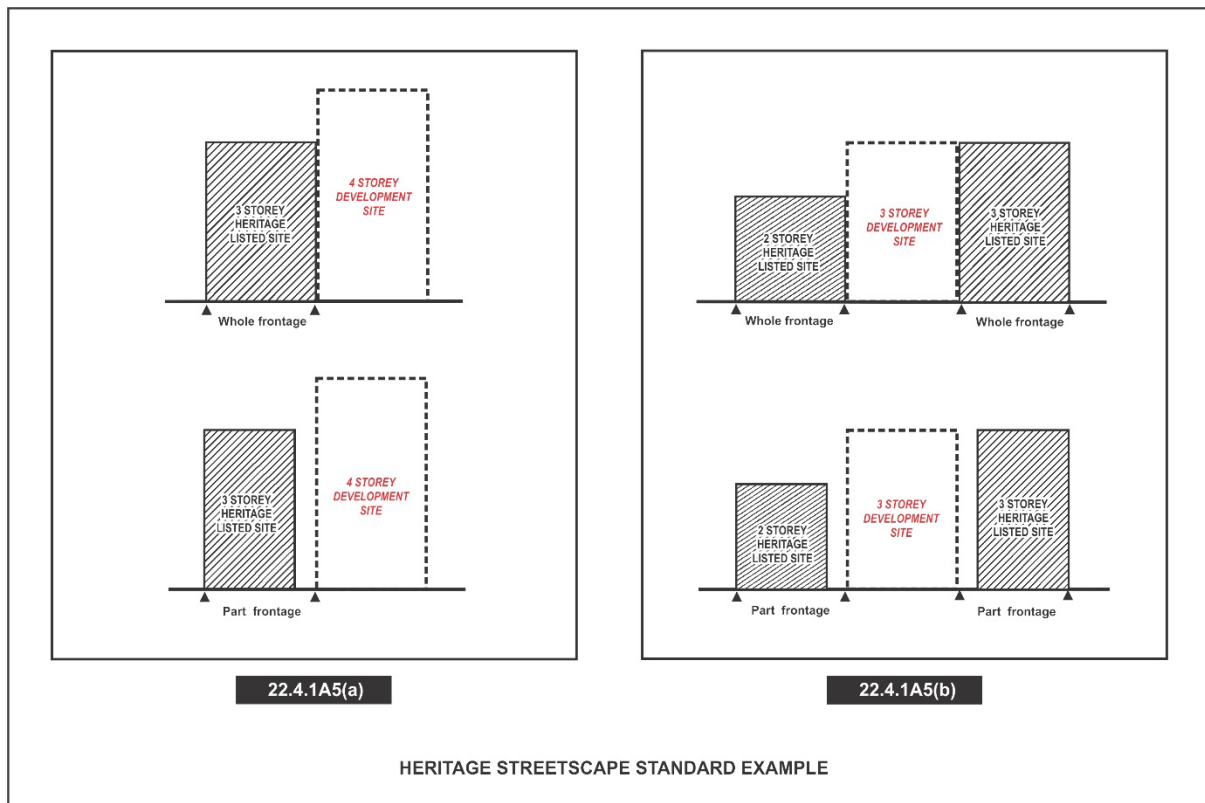
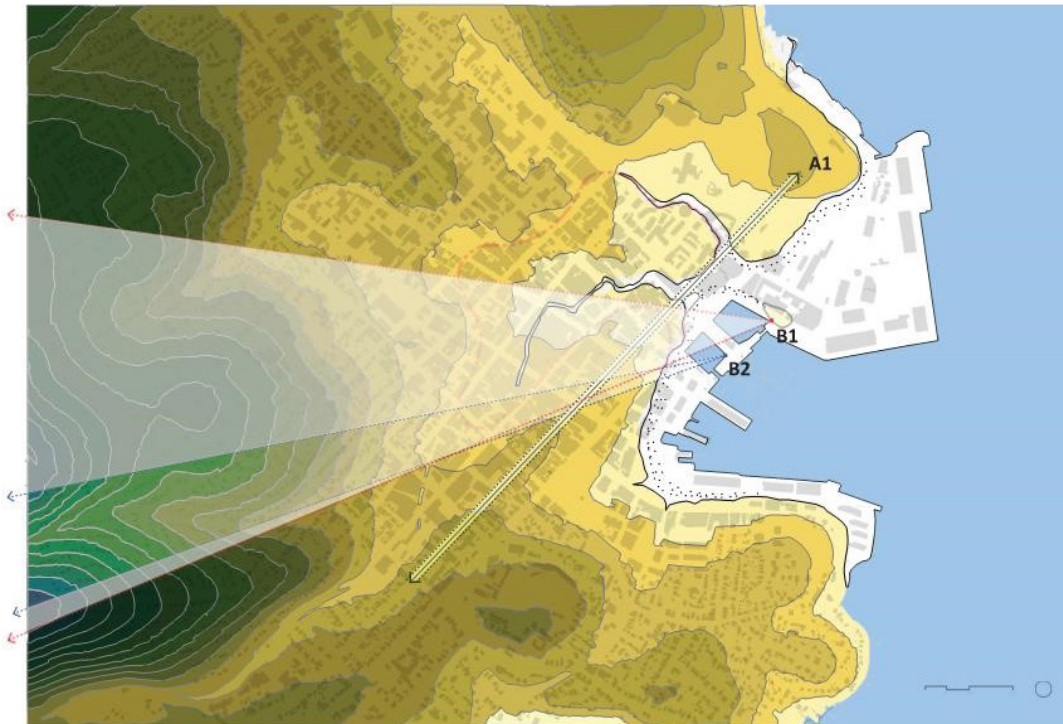


Figure 22.6 – View Lines and View Cones



**Fig. 22.6 View Lines and View Cones**

Legend :

A 1 : Macquarie Street to / from Cenotaph  
View line width = street width

B 1 : Hunter Street (above Hunter Island) to kunanyi (Mount Wellington)

Cone Width :  $22^{\circ} 21'$  at horizon,  $32^{\circ}$  extent of arc

Cone Elevation :  $7^{\circ} 55'$ , Base of cone :  $6^{\circ} 41'$

View Point :

E : 474822.332  
N : 658943.174

B 2 : Franklin Wharf (Constitution Dock edge - 10 m from SE corner) to face of kunanyi (Mount Wellington)

Angle from horizontal :  $8^{\circ} 34'$

Building edges (left) :  $81^{\circ} 49'$  (upper)  $85^{\circ} 16'$  (lower)

Building edges (right) :  $81^{\circ} 33'$  (upper)  $82^{\circ} 30'$  (mid)  $85^{\circ} 16'$  (lower)

View Point :

E : 474685.740  
N : 658836.092



Figure 22.7 – Central Hobart Landform Structure

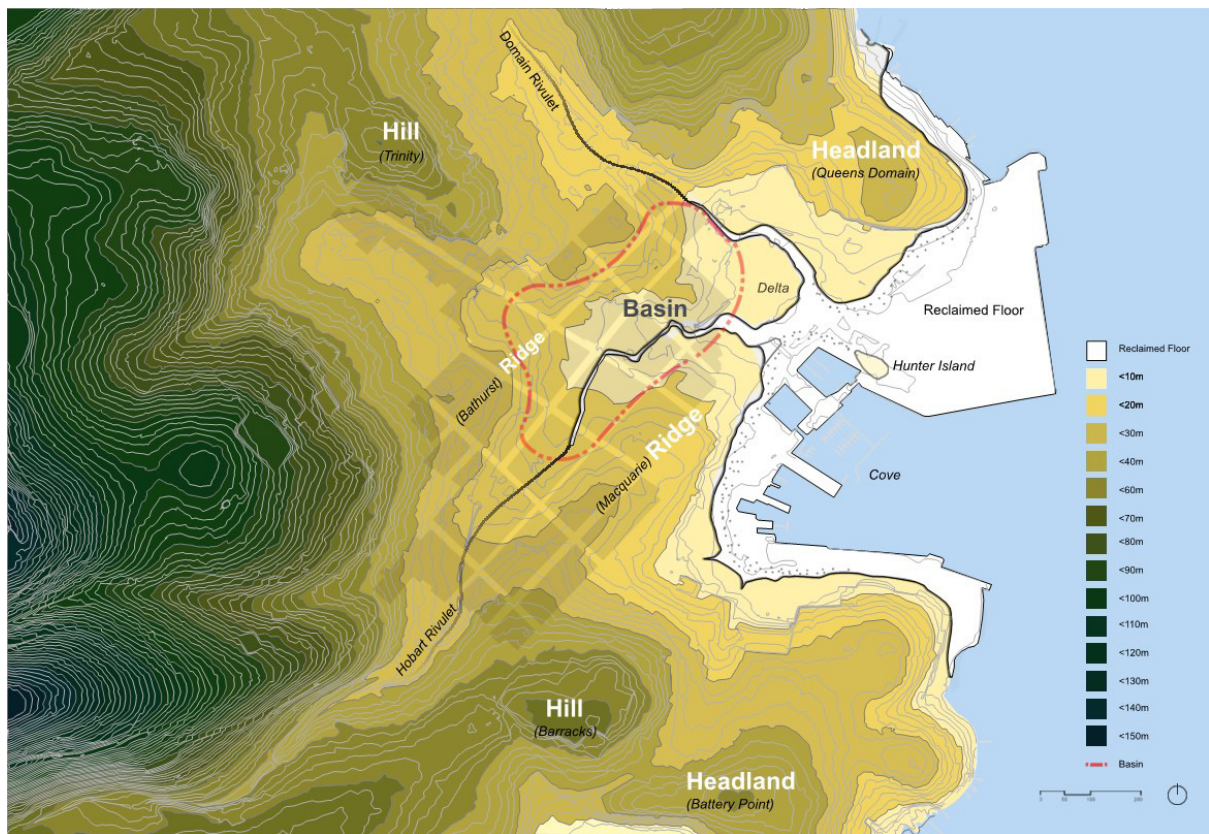
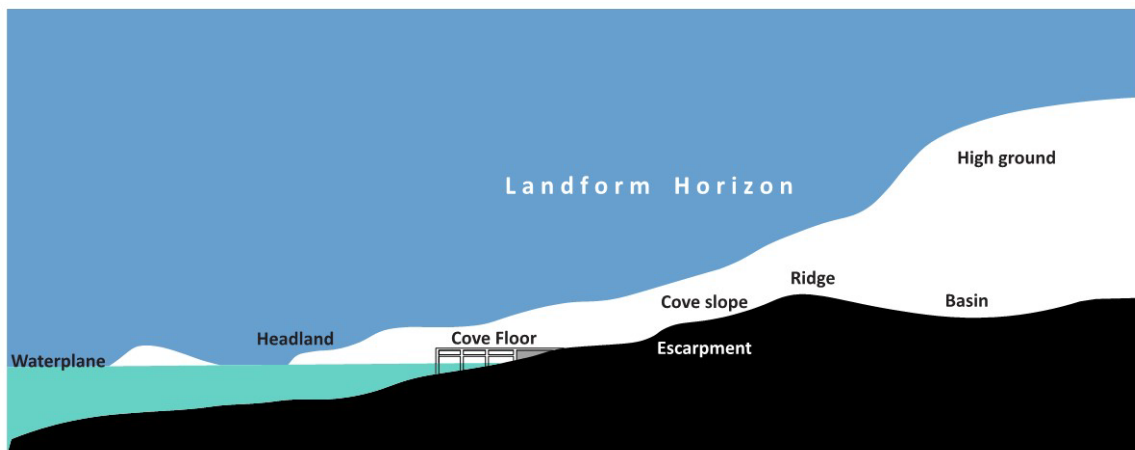


Figure 22.8 – The Amphitheatre to the Cove within the Urban Amphitheatre



Diagrammatic section:  
The Amphitheatre to the Cove within the Urban Amphitheatre, as identified in Figure 22.9

Figure 22.9 – The Urban Amphitheatre: Plan and axonometric views

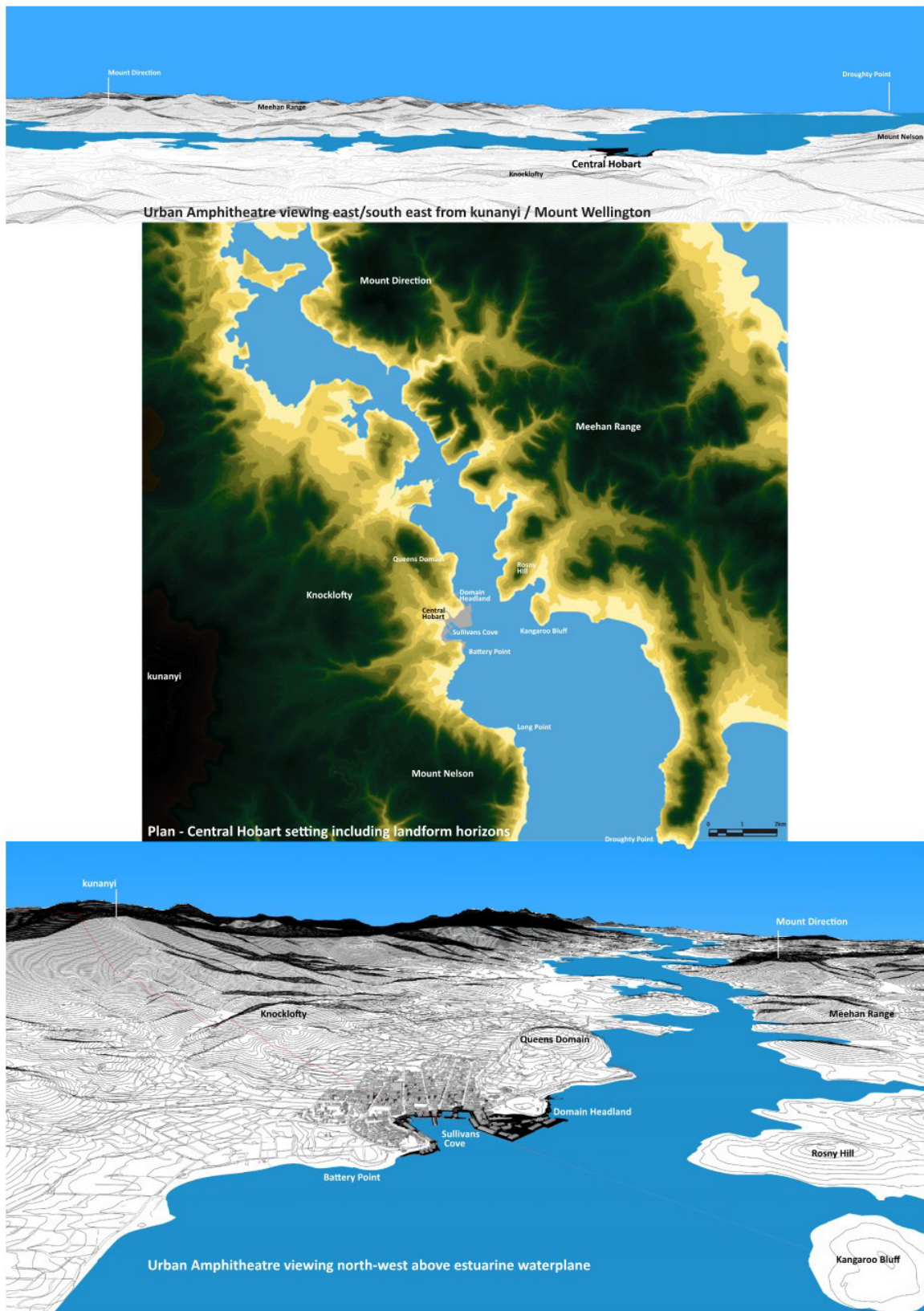
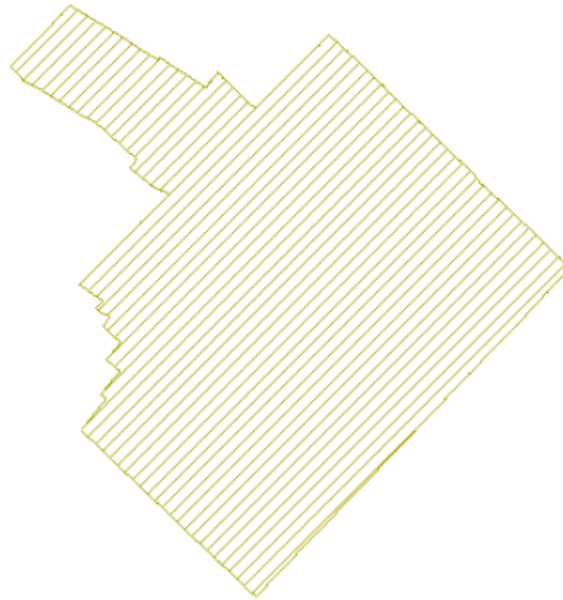


Figure 22.9 - The Urban Amphitheatre : Plan and Axonometric Views




## Map 22.1 Central Business Zone Active Frontage - LISTmap

Open the full map extent (link to the [interactive map](#))



### Legend

Hobart Active Frontage 

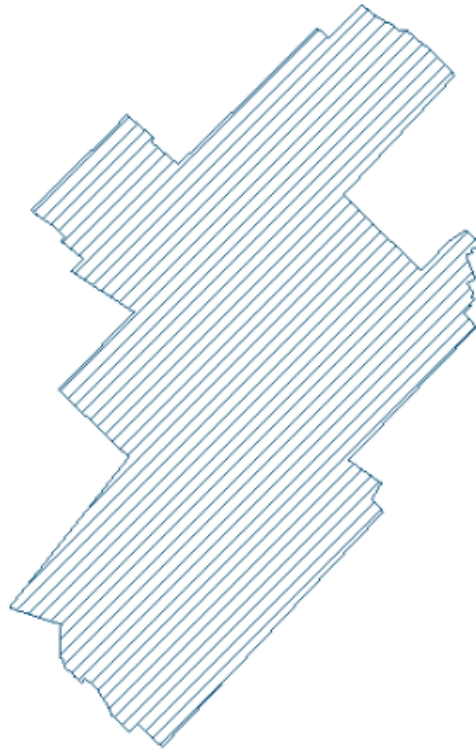
[http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525731,5252850,528037,%205251458&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE=%27116.AFT%27](http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525731,5252850,528037,%205251458&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE=%27116.AFT%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## Map 22.2 Central Business Core Area - LISTmap

Open the full map extent (link to the [interactive map](#))



### Legend

Central Business Core Area 

[http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525731,5252850,528037,%205251458&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE=%27116.CBC%27](http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525731,5252850,528037,%205251458&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE=%27116.CBC%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## Map 22.3 Central Business Fringe Area - LISTmap

Open the full map extent ([link to the interactive map](#))



### Legend

Central Business Fringe Area 

[http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525731,5252850,528037,%205251458&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE=%27116.CBF%27](http://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525731,5252850,528037,%205251458&rs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE=%27116.CBF%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

Please follow the interactive map link above and remove the overlay filter to display all overlays. All overlays can also be viewed in the Overlay Map at the end of this Planning Scheme.

## 23.0 Commercial Zone

### 23.1 Zone Purpose

#### 23.1.1 Zone Purpose Statements

23.1.1.1 To provide for large floor area retailing and service industries.

- 23.1.1.2 To provide for [development](#) that requires high levels of vehicle [access](#) and car parking for customers.
- 23.1.1.3 To provide for a diversity of generally non-[residential](#) uses reflecting the transition between the Central Business Zone and inner [residential](#) areas.
- 23.1.1.4 To allow for uses such as car yards, warehouse and showrooms in the areas of high traffic volume and high passing visibility.
- 23.1.1.5 To allow good quality [building](#) stock to be used for less land extensive central service uses such as offices and specialist wholesaling uses.
- 23.1.1.6 To allow for [service industry](#) uses such as [motor repairs](#) which provide a valuable service to users of the central area.
- 23.1.1.7 To provide for [residential](#) use primarily above ground floor level.
- 23.1.2 Local Area Objectives  
There are no Local Area Objectives for this Zone.
- 23.1.3 Desired Future Character Statements  
There are no Desired Future Character Statements for this zone.

## 23.2 Use Table

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Any permitted use                      | Only if replacing an existing use on the site and there is no associated development requiring a permit    |
| Natural and cultural values management |  |
| Utilities                              | Only if minor utilities  |
| <b>Permitted</b>                       |  |
| Bulky goods sales                      | Only if motor vehicle, boat or caravan sales and only on sites fronting Argyle, Murray or Campbell Streets |
| Business and professional services     | Only if in an existing building and subject to a maximum floor area of 300m <sup>2</sup>                   |
| Food services                          | Only if a take away food premises or cafe.   |
| Passive recreation                     |  |
| Residential                            | Only if above ground level (except for access)   |
| Service industry                       | Only if motor repairs  |

|  |   |
|--|---|
| Storage                                | Except if liquid or solid fuel depot                      |
| Vehicle fuel sales and service         | Only on sites fronting Argyle, Murray or Campbell Streets |
| <b>Discretionary</b>                   |   |
| Bulky goods sales                      | Except if permitted                                       |
| Business and professional services     | Except if permitted                                       |
| Crematoria and cemeteries              |   |
| Community meeting and entertainment    |   |
| Custodial facility                     |   |
| Educational and occasional care        |   |
| Emergency services                     |   |
| Equipment and machinery sales and hire |   |
| Food services                          | Except if permitted                                       |
| General retail and hire                |   |
| Hospital services                      |   |
| Hotel industry                         |   |
| Manufacturing and processing           |   |
| Research and development               |   |
| Residential                            | Except if permitted                                       |
| Service industry                       | Except if permitted                                       |
| Sports and recreation                  |   |
| Tourist operation                      |   |
| Transport depot and distribution       |   |
| Utilities                              | Except if No Permit Required.                             |

|                                |                     |
|--------------------------------|---------------------|
| Vehicle fuel sales and service | Except if permitted |
| Vehicle parking                |                     |
| Visitor accommodation          |                     |
| <b>Prohibited</b>              |                     |
| All other uses                 |                     |

### 23.3 Use Standards

#### 23.3.1 Hours of Operation

|  |   |
|--|---|
| Objective:   |   |
| To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

#### 23.3.2 Noise

|  |   |
|--|---|
| Objective:   |   |
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.                             |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

|  |  |
|--|--|
| <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> |  |
|--|--|

### 23.3.3 External Lighting

| Objective:   |   |
|--|---|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p> |

### 23.3.4 Commercial Vehicle Movements

| Objective:   |  |
|--|--|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to</p>                     | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to</p> |

|  |   |
|--|---|
| <p>or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> | <p>or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |
|--|---|

### 23.3.5 Outdoor Work Areas

|   |  |
|---|--|
| Objective:  |  |
| To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.</p> | <p><b>P1</b></p> <p>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans located within 50 m of a residential zone must be accompanied by effective acoustic screening in the intervening space.</p> |

### 23.3.6 Adult Entertainment Venues

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that impacts on the amenity of surrounding areas resulting from the operation of adult entertainment venues are kept to a minimum. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |



|   |  |
|---|--|
| <p><b>A1</b></p> <p>The title boundary of the land on which the use is to occur must be at least 200m (in a straight line distance) from a Residential Zone or the title boundary of land on which there is a use for any of the following:</p> <ul style="list-style-type: none"> <li>(a) residential;</li> <li>(b) a primary school;</li> <li>(c) a secondary school;</li> <li>(d) a child care centre;</li> <li>(e) a crèche;</li> <li>(f) a place of worship;</li> <li>(g) bed and breakfast accommodation;</li> <li>(h) a playground;</li> <li>(i) any other use if it is regularly frequented by children for recreational or cultural purposes.</li> </ul> | <p><b>P1</b></p> <p>The 200m distance may be decreased if it can be demonstrated that the use will not have a detrimental effect upon the amenity of a Residential Zone or the activities of the uses listed through:</p> <ul style="list-style-type: none"> <li>(a) noise and disturbance generated: <ul style="list-style-type: none"> <li>(i) from within the entertainment venue itself; or</li> <li>(ii) by patrons arriving at or departing from the venue; or</li> <li>(iii) prospective patrons outside the venue;</li> </ul> <p>having regard to the potential conflict between the hours of operation of the venue and the and the hours of operation of the surrounding uses and the retention of residential amenity for the time of day and night; and</p> </li> <li>(b) the impact on pedestrian activity and volumes generated by the venue on the patterns, safety, convenience and comfort of pedestrian movement associated with both those uses or the function, role and user characteristics (in particular minors) of the footpaths around the site as pedestrian routes.</li> </ul> |
| <p><b>A2</b></p> <p>The use must not occupy a room or space having ground floor frontage onto a street or be directly visible from the street.</p>  | <p><b>P2</b></p> <p>No performance criteria.</p>   |
| <p><b>A3</b></p> <p>No form of public address or sound amplification should be audible from outside the building.</p>   | <p><b>P3</b></p> <p>No performance criteria.</p>   |
| <p><b>A4</b></p> <p>Any sign must only indicate the name of the business using text. No graphics or images are to be used.</p>  | <p><b>P4</b></p> <p>No performance criteria.</p>   |

### 23.3.7 Take-away Food Shops

| Objective:   |  |
|--|--|
| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises are kept to a minimum. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Hours of operation must be within 7.00am to 12.00am.</p>   | <p><b>P1</b></p> <p>The hours of operation of take-away food premises must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise emissions, movement of vehicles or patrons, level of activity or late night activity.</p> |

### 23.3.8 Hotel Industries

| Objective:   |   |
|--|---|
| To ensure that impacts on the amenity of surrounding areas resulting from late night operation of hotel industry uses are kept to a minimum. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Hours of operation must be within 7.00am to 12.00am.</p>   | <p><b>P1</b></p> <p>The operation of Hotel Industry uses must not have an unreasonable impact on the amenity and safety of the surrounding uses, having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the hours of operation and intensity of the proposed use;</li> <li>(b) the location of the proposed use and the nature of surrounding uses and zones;</li> <li>(c) the impact of the proposed use on the mix of uses in the immediate area;</li> <li>(d) the impacts of lightspill;</li> <li>(e) possible noise impacts and proposed noise attenuation measures;</li> <li>(f) Crime Prevention Through Environmental Design including:</li> </ul> |

- (i) reducing opportunities for crime to occur;
- (ii) providing safe, well designed buildings;
- (iii) minimising the potential for vandalism and anti-social behaviour;
- (iv) promoting safety on neighbouring public and private land.

A 'Hotel Industry Impact Assessment' must be submitted addressing the following issues if relevant:

- (a) A description of the proposed use, hours of operation and type and duration/frequency of music/entertainment;
- (b) location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;
- (c) details of entry points, external areas for smokers and a waste management plan;
- (d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context;
- (e) details of the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space;
- (f) a summary of the consultation with immediate adjoining landowners/occupiers and proposed measures to address any concerns;
- (g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;
- (h) impacts on traffic and parking;

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(i) Crime Prevention Through Environmental Design (CPTED) Principles including: <ul style="list-style-type: none"> <li>(i) reducing opportunities for crime to occur;</li> <li>(ii) providing safe, well designed buildings;</li> <li>(iii) minimising the potential for vandalism and anti-social behaviour;</li> <li>(iv) promoting safety on neighbouring public and private land.</li> </ul> </li> <li>(j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.</li> </ul> |
|--|---|

### 23.3.9 Manufacturing and Processing Uses

| Objective:  |   |
|---|---|
| To ensure that impacts on the amenity of surrounding areas resulting from manufacturing and processing uses are kept to a minimum.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Manufacturing and processing uses must not:</p> <ul style="list-style-type: none"> <li>(a) entail the storage of goods, materials or waste, other than for retail sale, that are visible from any dwelling, public street or public place; or</li> <li>(b) entail the delivery or removal from the development of goods or materials aggregating 50 tonnes or more weight in any 24 hour period; or</li> <li>(c) entail the manufacture or storage in bulk of explosive, flammable or other dangerous materials.</li> </ul> | <p><b>P1</b></p> <p>Manufacturing and processing uses must not cause significant direct or indirect environmental risk or effects or result in unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise or particle emissions or the movement of vehicles.</p> |

## 23.4 Development Standards for Buildings and Works

### 23.4.1 Building Height

|  |  |
|--|--|
| Objective:   |  |
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building height must be no more than:</p> <p>(a) 11.5m high and a maximum of 3 storeys; or</p> <p>(b) 15m high and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground level for residential use.</p> | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p> |
| <p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>  | <p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>   |

#### 23.4.2 Setback

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| Objective:   |  |
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building setback from frontage must be parallel to the frontage and must be no less than:</p> <p>0 m.</p>  | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a</p> |

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|   | <p>continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide adequate opportunity for parking.</p>  |
| <p><b>A2</b></p> <p>Building setback from the General Residential or Inner Residential Zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from General Residential or Inner Residential Zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p> |

### 23.4.3 Design

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| Objective:   |  |
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front</p> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> |

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| <p>façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(g) be consistent with any Desired Future Character Statements provided for the area.</p> |
| <p><b>A2</b></p> <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <p>(a) be coloured using colours with a light reflectance value not greater than 40 percent.;</p> <p>(b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.</p>  | <p><b>P2</b></p> <p>No performance criteria.</p>  |

#### 23.4.4 Passive Surveillance

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| Objective:  |                             |
| To ensure that building design provides for the safety of the public. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |
| <b>A1</b>   | <b>P1</b>                   |

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| <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</li> <li>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade;</li> <li>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</li> <li>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</li> <li>(e) provide external lighting to illuminate car parking areas and pathways;</li> <li>(f) provide well-lit public access at the ground floor level from any external car park.</li> </ul> | <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</li> <li>(b) locate windows to adequately overlook the street and adjoining public spaces;</li> <li>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</li> <li>(d) locate external lighting to illuminate any entrapment spaces around the building site;</li> <li>(e) provide external lighting to illuminate car parking areas and pathways;</li> <li>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</li> <li>(g) provide for sight lines to other buildings and public spaces.</li> </ul> |
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#### 23.4.5 Landscaping

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| Objective:   |  |
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Landscaping along the frontage of a site is not required if all of the following apply:</p> <ul style="list-style-type: none"> <li>(a) the building extends across the width of the frontage, (except for vehicular access ways);</li> </ul> | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development;</li> </ul> |



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| <p>(b) the building has a setback from the frontage of no more than 1m.</p>  | <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>   |
| <p><b>A2</b></p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2m.</p> | <p><b>P2</b></p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p> |

#### 23.4.6 Outdoor Storage Areas

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| Objective:  |   |
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p> |

#### 23.4.7 Fencing

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| Objective:   |                             |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>                   |

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| <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 10 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |
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#### 23.4.8 Residential and Visitor Accommodation Amenity

| Objective:  |  |
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| To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space, storage.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>).</p> | <p><b>P1</b></p> <p>Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>), unless:</p> <p>(a) alterations required to meet these standards would negatively impact on historic cultural heritage values of an</p> |

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|  | <p>existing building listed as a place, or within a precinct, in the Historic Heritage Code; or</p> <p>(b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.</p>  |
| <p><b>A2</b></p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <p>(a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure 23.4 i); or</p> <p>(b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either:</p> <p>(i) set back at least 5m from a side or rear boundary or other building on the same site; or</p> <p>(ii) facing a frontage (refer Figure 23.4 ii).</p> | <p><b>P2</b></p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <p>(a) proximity to side and rear boundaries;</p> <p>(b) proximity to other buildings on the same site;</p> <p>(c) the height and bulk of other buildings on the same site;</p> <p>(d) the size of any internal courtyard or void;</p> <p>(e) the use of light wells or air shafts;</p> <p>(f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and</p> <p>(g) any assessment by a suitably qualified person.</p> |
| <p><b>A3</b></p> <p>Every habitable room in a dwelling:</p> <p>(a) must have at least one external window;</p> <p>(b) must have at least one external window visible from all points of the room if a living room; and</p> <p>(c) where the only external window in the room is located within a recess, that recess must be:</p> <p>(i) a minimum width of 1.2m, and</p>  | <p><b>P3</b></p> <p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <p>(a) the orientation of the room;</p> <p>(b) the size and location of windows;</p> <p>(c) the size of the room;</p> <p>(d) the ceiling height;</p> <p>(e) the opportunity for cross-ventilation;</p> <p>(f) the proposed use of the room;</p>  |

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| <ul style="list-style-type: none"> <li>(ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and</li> </ul> <p>(d) must have a room depth from an external window of:</p> <ul style="list-style-type: none"> <li>(i) not more than 2.5 times the ceiling height; or</li> <li>(ii) If an open plan layout (where the living, dining and kitchen are combined), not more than 8m.</li> </ul> | <ul style="list-style-type: none"> <li>(g) overshadowing of the site from existing development;</li> <li>(h) existing site constraints; and</li> <li>(i) any assessment by a suitably qualified person.</li> </ul>  |
| <p><b>A4</b></p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>   | <p><b>P4</b></p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with private open space if:</p> <ul style="list-style-type: none"> <li>(a) communal open space is provided on site that: exceeds size requirements under 23.4.8 A6 by 10m<sup>2</sup> for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility;</li> <li>(b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or</li> <li>(c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code.</li> </ul> |
| <p><b>A5</b></p> <p>Each dwelling or serviced apartment on a site must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) has an area not less than:</li> </ul>  | <p><b>P5</b></p> <p>Private open space for dwellings or serviced apartments must provide reasonable amenity and be capable of meeting the projected</p>   |

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| <ul style="list-style-type: none"> <li>(i) 8m<sup>2</sup> for 1 bedroom dwellings or serviced apartments;</li> <li>(ii) 10m<sup>2</sup> for 2 bedroom dwellings or serviced apartments;</li> <li>(iii) 12m<sup>2</sup> for 3 or more bedroom dwellings or serviced apartments;</li> </ul> <p>(b) does not include plant and equipment such as outdoor components of an air conditioning unit;</p> <p>(c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m<sup>2</sup> in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view;</p> <p>(d) has a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment;</p> <p>(e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and</p> <p>(f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.</p> | <p>outdoor recreation requirements of occupants, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit;</li> <li>(b) the amount of space available for furniture or plantings;</li> <li>(c) the potential for significant noise intrusion;</li> <li>(d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments;</li> <li>(e) screening where necessary for privacy that does not unreasonably restrict access to daylight;</li> <li>(f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;</li> <li>(g) screening from public view for clothes drying areas; and</li> <li>(h) any advice from a suitably qualified person.</li> </ul> |
| <p><b>A6</b></p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:</p> <ul style="list-style-type: none"> <li>(a) is at least 70m<sup>2</sup>, with an additional 2m<sup>2</sup> for every dwelling or serviced apartment over 10;</li> <li>(b) if provided in multiple locations, at least one single area must be a minimum of 40m<sup>2</sup>;</li> <li>(c) has a minimum horizontal dimension of 3m;</li> </ul>   | <p><b>P6</b></p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space;</li> <li>(b) the total number of dwellings or serviced apartments on the site;</li> <li>(c) the accessibility of the space;</li> </ul>   |

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| <p>(d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level;</p> <p>(e) is directly accessible from common entries and pathways;</p> <p>(f) screens any communal clothes drying facilities from public view;</p> <p>(g) may be above ground floor level, including rooftops;</p> <p>(h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms;</p> <p>(i) does not include vehicle driveways, manoeuvring or hardstand areas; and</p> <p>(j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of:</p> <p>(i) a building on the site with a height more than 3m; or</p> <p>(ii) a side or rear boundary within 5m.</p> | <p>(d) the flexibility of the space and opportunities for various forms of recreation;</p> <p>(e) the availability and location of common facilities within the space;</p> <p>(f) landscaping;</p> <p>(g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal open space;</p> <p>(h) accessibility to daylight, taking into account the development potential of adjacent sites;</p> <p>(i) the outlook from the space;</p> <p>(j) the level of noise intrusion from external noise sources; and</p> <p>(k) any advice from a suitably qualified person;</p> <p>unless:</p> <p>(i) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code;</p> <p>(ii) open space, accessible by the public, that is of high quality in terms of location access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants is provided on the site; or</p> <p>(iii) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation,</p> |
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|  | entertainment, planting, outdoor dining and children's play.                      |
| <b>A7</b><br>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m <sup>3</sup> , located externally to the dwelling. | <b>P7</b><br>Each multiple dwelling must be provided with adequate storage space. |

#### 23.4.9 Waste Storage and Collection

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| Objective:   |   |
| To ensure the storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Bulk waste bins that are commercially serviced must be provided for sites:<br><br>(a) with more than one commercial tenancy;<br>(b) with one commercial tenancy that is greater than 100m <sup>2</sup> ; and<br>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site);<br><br>unless:<br><br>(i) there are no more than 4 individual bins for kerbside collection at anyone time per commercial site;<br><br>(ii) there are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site; or<br><br>(iii) individual bins are commercially serviced without being placed on the kerbside for collection. | <b>P1</b><br>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:<br><br>(a) the frontage of the site has a width equivalent to 5m for each dwelling, accommodation unit or tenancy with individual bins; or<br><br>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to:<br><br>(i) impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or<br><br>(ii) site constraints, if for an existing building. |
| <b>A2</b>  | <b>P2</b><br>A storage area for waste and recycling bins must be provided that is:  |

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| <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <p>(a) if for separate bins per dwelling, visitor accommodation or commercial tenancy:</p> <ul style="list-style-type: none"> <li>(i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;</li> <li>(ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;</li> <li>(iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and</li> <li>(iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area.</li> </ul> <p>(b) If for bulk waste bins:</p> <ul style="list-style-type: none"> <li>(i) is located on common property;</li> <li>(ii) includes dedicated areas for storage and management of recycling and compostables;</li> <li>(iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building;</li> <li>(iv) is screened from any public road, dwelling or accommodation unit by a wall to a height not less than 1.8m above the finished surface level of the storage area;</li> <li>(v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and</li> </ul> | <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site;</li> <li>(b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;</li> <li>(c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;</li> <li>(d) screened from view from public spaces and dwellings or accommodation units; and</li> <li>(e) if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.</li> </ul> |
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| <p>(vi) where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.</p>  |   |
| <p><b>A3</b></p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <p>(a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with AS2890.2:2018: <i>Parking Facilities - Off-Street Commercial Vehicle Facilities</i>;</p> <p>(b) ensure the vehicle is located entirely within the site when collecting bins; and</p> <p>(c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways.</p> | <p><b>P3</b></p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <p>(a) the number of bins;</p> <p>(b) the method of collection;</p> <p>(c) the time of day of collection;</p> <p>(d) the frequency of collection;</p> <p>(e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access;</p> <p>(f) distance from vehicle stopping point to bins if not collected on site;</p> <p>(g) the traffic volume, geometry and gradient of the street; and</p> <p>(h) the volume of pedestrians using the street.</p> |

## 23.5 Development Standards for Subdivision

### 23.5.1 Subdivision

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| Objective:  |  |
| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>The size of each lot must be no less than:</p> <p>360m<sup>2</sup>.</p>   | <p><b>P1</b></p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area</p> |

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| <p>except if for public open space, a riparian reserve or utilities.</p>   | <p>Objectives or Desired Future Character Statements.</p>  |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) clear of easements;</li> <li>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</li> <li>(d) has an average slope of no more than 1 in 10;</li> <li>(e) is a minimum of 10 m x 10 m in size.</li> </ul> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</li> <li>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</li> <li>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</li> </ul> |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:</p> <p style="text-align: center;">10 m.</p>   | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>  | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</li> <li>(b) accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</li> </ul>  |

|  |  |
|--|--|
|  | (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy. |
| <b>A5</b><br>Each lot must be connected to services adequate to support the likely future use and development of the land. | <b>P5</b><br>No Performance Criteria.  |
| <b>A6</b><br>No Acceptable Solution.   | <b>P6</b><br>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.       |

Figure 23.4 i Setbacks for developments including single aspect dwellings or single aspect service apartments under 23.4.8 A2 (a).

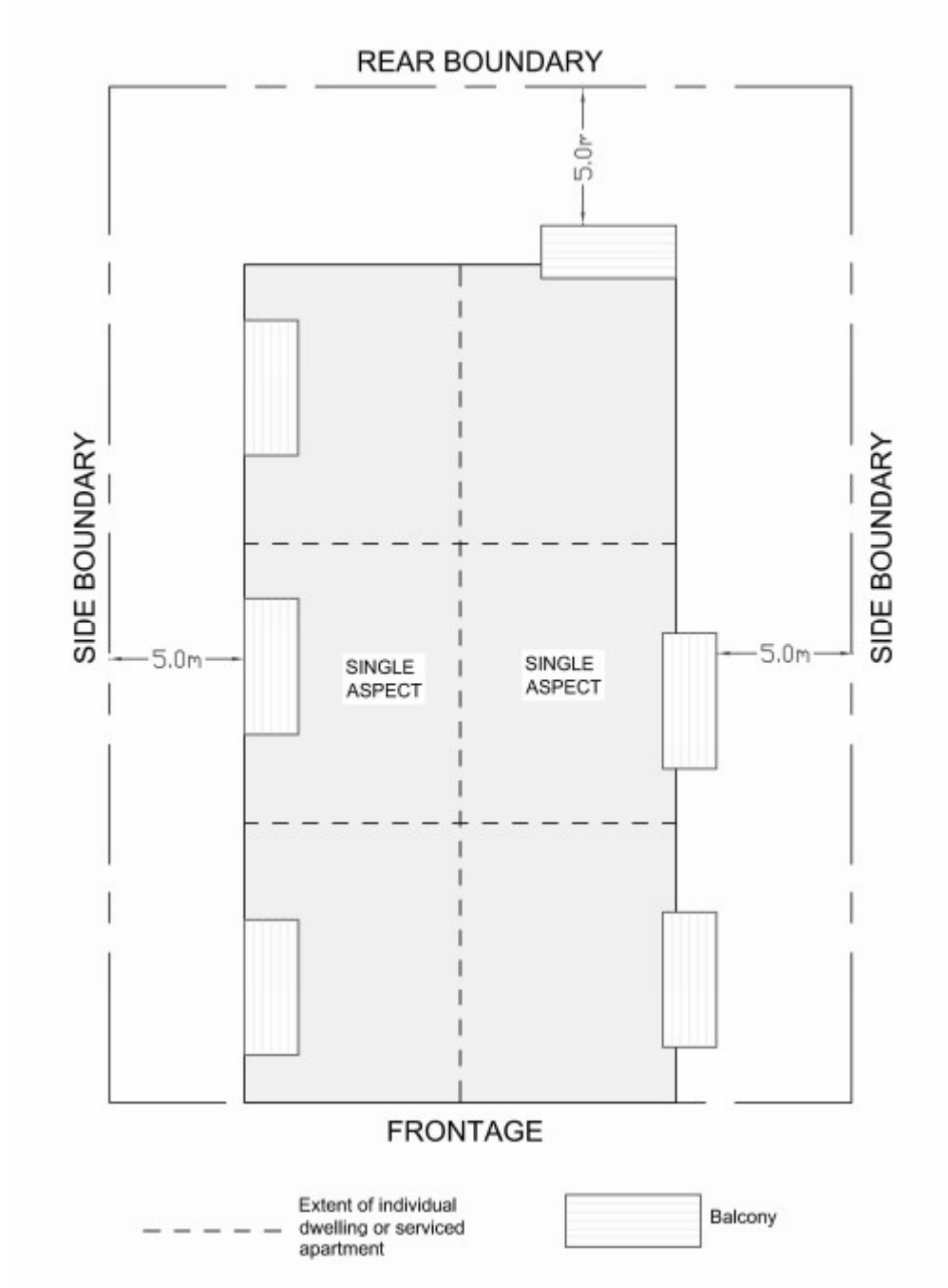
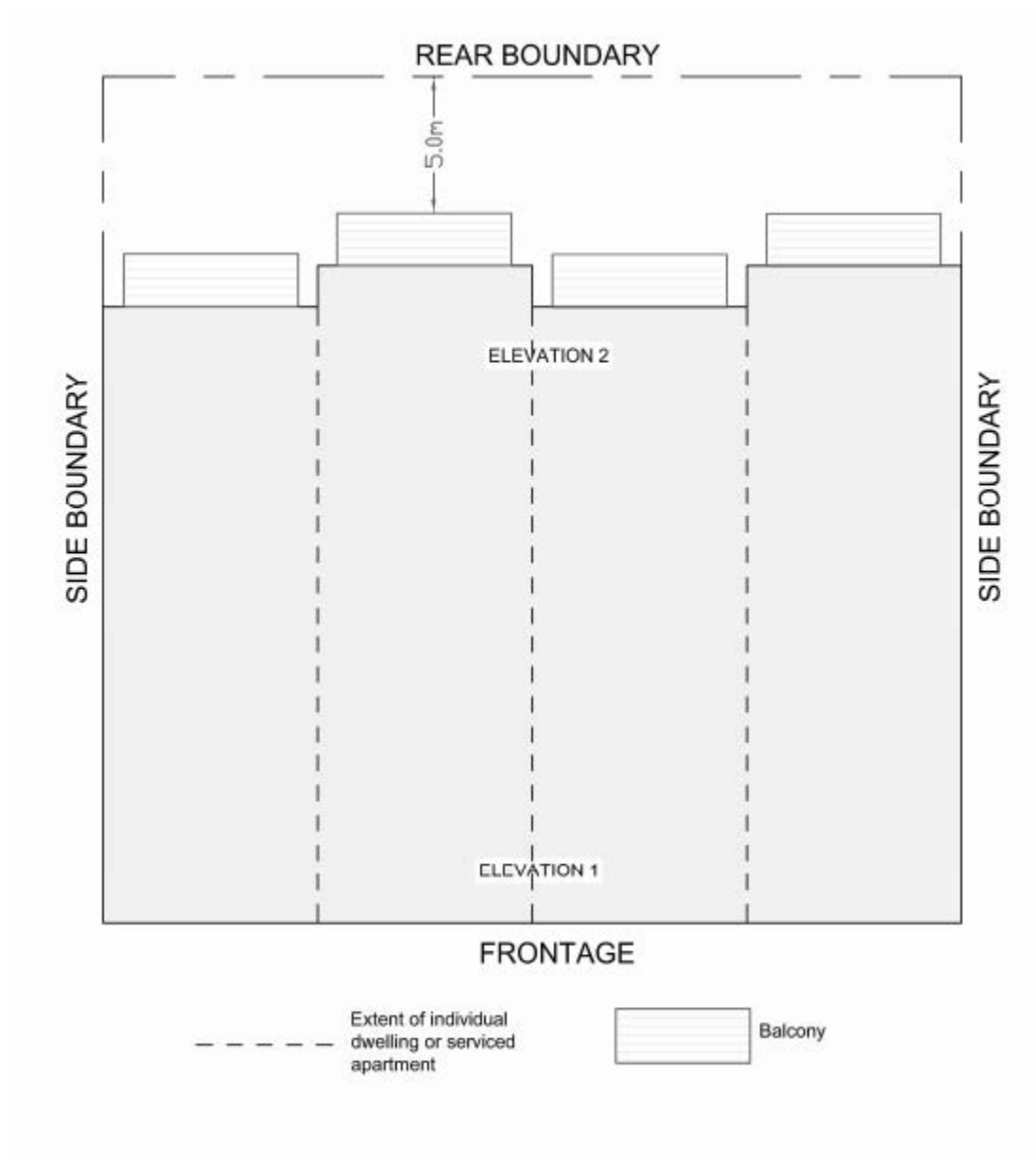
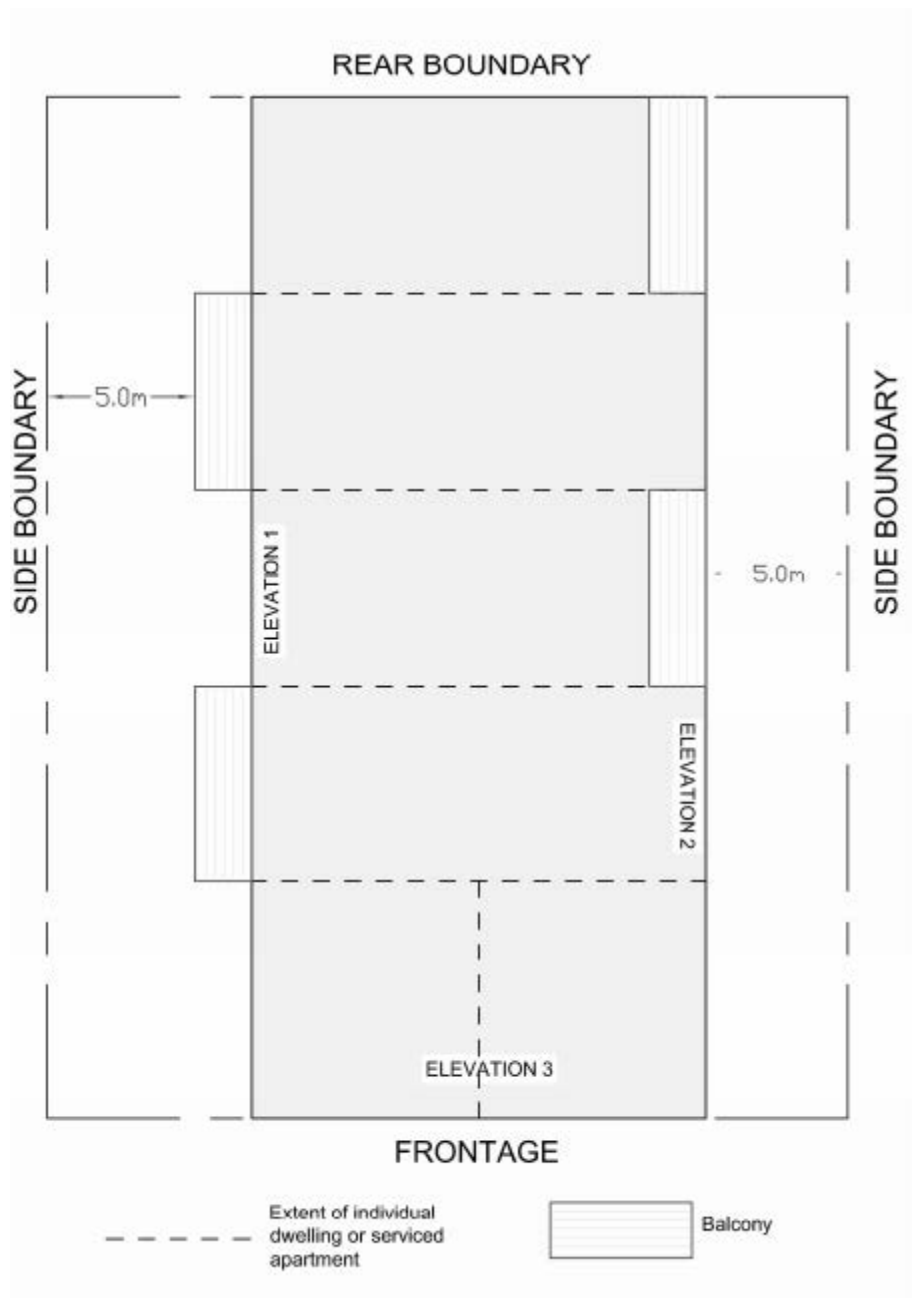


Figure 23.4 ii Setbacks for developments not including single aspect dwellings or single aspect service apartments under 23.4.8 A2 (b).

**Example 1**



## Example 2



## 24.0 Light Industrial Zone

### 24.1 Zone Purpose

#### 24.1.1 Zone Purpose Statements

- 24.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.
- 24.1.1.2 To promote efficient use of existing industrial land stock.
- 24.1.1.3 To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

24.1.1.4 To ensure that building design and form enhances the streetscape and protects the amenity of the neighbourhood.

24.1.1.5 To provide for use or development that supports and does not adversely impact on industrial activity.

24.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

24.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

24.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Any permitted use                      | Only if replacing an existing use on the site and there is no associated development requiring a permit                 |
| Natural and cultural values management |   |
| Utilities                              | Only if minor utilities   |
| <b>Permitted</b>                       |   |
| Equipment and machinery sales and hire | Only if hire of machinery and equipment   |
| Manufacturing and processing           |   |
| Service industry                       |   |
| Storage                                |   |
| <b>Discretionary</b>                   |   |
| Educational and occasional care        | Only if employment training centre  |
| Emergency services                     |   |
| Food services                          | Only if take away food premises or cafe or if at 284A-284D Argyle Street, North Hobart (folio of the Register 104000/1) |
| General retail and hire                | Only if for an existing general retail and hire use   |
| Passive recreation                     |   |

|                                  |  |
|----------------------------------|--|
| Research and development         |  |
| Residential                      | Only if caretakers dwelling, home based business or an extension of an existing dwelling or ancillary dwelling |
| Resource processing              | Only if for a distillery or brewery at 284A-284D Argyle Street, North Hobart (folio of the Register 104000/1)  |
| Sports and recreation            |  |
| Transport depot and distribution |  |
| Utilities                        | Except if No Permit Required.  |
| Vehicle fuel sales and service   |  |
| <b>Prohibited</b>                |  |
| All other uses                   |  |

## 24.3 Use Standards

### 24.3.1 Hours of Operation

|  |  |
|--|--|
| Objective:   |  |
| To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Hours of operation of a use within 100 m of a residential zone must be within:</p> <p>(a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5.00 pm Saturdays;</p> <p>(c) nil Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 100 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

### 24.3.2 Noise

|            |
|------------|
| Objective: |
|------------|



| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
|---|---|
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |
| <p><b>A2</b></p> <p>External amplified loud speakers or music must not be used within 50 m of a residential zone.</p>   | <p><b>P2</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

### 24.3.3 External Lighting

| Objective:   |  |
|--|--|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p>           | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> |

|   |  |
|---|--|
| (a) be turned off between 10:00 pm and 6:00 am, except for security lighting;                         | (a) level of illumination and duration of lighting;      |
| (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. | (b) distance to habitable rooms in an adjacent dwelling. |

#### 24.3.4 Commercial Vehicle Movements

|  |   |
|--|---|
| Objective:   |   |
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 9 am to 5.00 pm Sundays and Public Holidays.</p> | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |

#### 24.3.5 Outdoor Work Areas

|  |
|--|
| Objective:   |
| To ensure that use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone. |

| Acceptable Solutions  | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.</p> | <p><b>P1</b></p> <p>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans located within 50 m of a residential zone must be accompanied by effective acoustic screening in the intervening space.</p> |

## 24.4 Development Standards for Buildings and Works

### 24.4.1 Building Height

| Objective:  |   |
|---|---|
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Building height must be no more than:<br/>8.5 m.</p>  | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the scale of nearby buildings;</li> <li>(c) not unreasonably overshadow adjacent public space;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate;</li> </ul> |
| <p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>   | <p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>  |

### 24.4.2 Setback

|            |
|------------|
| Objective: |
|------------|

|  |   |
|--|---|
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Building setback from frontage must be parallel to the frontage and must be no less than:</p> <p>3m, except in Argyle Street, Burnett Street and on the southern side of Federal Street where the minimum setback is 0 m and the maximum setback is 2 m from a primary frontage.</p> | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</li> <li>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</li> <li>(d) provide adequate opportunity for parking.</li> </ul>  |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <ul style="list-style-type: none"> <li>(a) 3 m;</li> <li>(b) half the height of the wall,</li> </ul> <p>whichever is the greater.</p>   | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</li> <li>(b) overlooking and loss of privacy;</li> <li>(c) visual impact when viewed from adjoining lots,</li> <li>(d) industrial activity.</li> </ul> |

#### 24.4.3 Design

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |

|  |  |
|--|--|
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</li> <li>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</li> <li>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade;</li> <li>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</li> <li>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</li> <li>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</li> <li>(g) not include security shutters over windows or doors with a frontage to a street or public place.</li> </ul> | <p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main access to the building in a way that is visible from the street or other public space boundary;</li> <li>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</li> <li>(c) treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</li> <li>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;</li> <li>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact;</li> <li>(f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</li> <li>(g) be consistent with any Desired Future Character Statements provided for the area.</li> </ul> |
| <p><b>A2</b></p> <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be coloured using colours with a light reflectance value not greater than 40 percent.;</li> <li>(b) if within 50 m of a residential zone, must not have openings in walls facing the</li> </ul>   | <p><b>P2</b></p> <p>No performance criteria.</p>   |

|  |  |
|--|--|
| residential zone, unless the line of sight to the building is blocked by another building. |  |
| <p><b>A3</b></p> <p>Site coverage must be no more than 50%</p>                             | <p><b>P3</b></p> <p>Site coverage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) protect streetscape values;</li> <li>(b) prevent unreasonable adverse impacts on residential amenity on neighbouring lots by: <ul style="list-style-type: none"> <li>(i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours;</li> <li>(ii) overlooking and loss of privacy</li> <li>(iii) visual impact, when viewed from adjoining lots, through building bulk and massing;</li> </ul> </li> </ul> |

#### 24.4.4 Passive Surveillance

| Objective:  |  |
|---|--|
| To ensure that building design provides for the safety of the public.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</li> <li>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 20 % of the surface area of the ground floor level facade;</li> </ul> | <p><b>P1</b></p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</li> <li>(b) locate windows to adequately overlook the street and adjoining public spaces;</li> <li>(c) incorporate windows and doors for ground floor offices to look upon public access to the building;</li> </ul> |

|   |  |
|---|--|
| <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 10 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p> | <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(f) provide for sight lines to other buildings and public spaces.</p> |
|---|--|

#### 24.4.5 Landscaping

| Objective:  |   |
|---|---|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p>    | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p> |
| <p><b>A2</b></p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>                                     | <p><b>P2</b></p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the</p>  |

|  |  |
|--|--|
|  | characteristics of the site and the characteristics of the adjoining residentially-zones land. |
|--|--|

#### 24.4.6 Outdoor Storage Areas

| Objective:   |  |
|--|--|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |

#### 24.4.7 Fencing

| Objective:   |   |
|--|---|
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 10 m of the frontage;</li> <li>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</li> <li>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</li> </ul> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the height of the fence;</li> <li>(b) the degree of transparency of the fence;</li> <li>(c) the location and extent of the fence;</li> <li>(d) the design of the fence;</li> <li>(e) the fence materials and construction;</li> </ul> |



|  |   |
|--|---|
|  | <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |
|--|---|

## 24.5 Development Standards for Subdivision

### 24.5.1 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.   |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>The size of each lot must be no less than:</p> <p style="text-align: center;">500m<sup>2</sup>.</p> <p>except if for public open space, a riparian reserve or utilities.</p>  | <p><b>P1</b></p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>   |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) clear of easements;</p> <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has an average slope of no more than 1 in 10;</p> <p>(e) is a minimum of 10 m x 10 m in size.</p> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</p> <p>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</p> <p>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</p> |

|   |   |
|---|---|
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:<br/>10 m.</p>   | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>   |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>   | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</li> <li>(b) accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</li> <li>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</li> </ul> |
| <p><b>A5</b></p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p> | <p><b>P5</b></p> <p>No Performance Criteria.</p>  |
| <p><b>A6</b></p> <p>No Acceptable Solution.</p>   | <p><b>P6</b></p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>   |

## 25.0 General Industrial Zone

This zone was not used in this planning scheme

## 26.0 Rural Resource Zone

This zone was not used in this planning scheme

## 27.0 Significant Agricultural Zone

This zone was not used in this planning scheme.

## 28.0 Utilities Zone

### 28.1 Zone Purpose

#### 28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

28.1.1.3 To provide for the continued use of the McRobies Gully landfill site for recycling and waste disposal activities and the Cleary's Gates site for Council depot activities.

28.1.1.4 To maintain an appropriate level of amenity for nearby residential and recreational areas without unreasonable restriction or constraint on the nature and hours of uses allowed in the Zone.

28.1.1.5 To ensure that building design and form does not have an adverse impact on scenic values.

#### 28.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

#### 28.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

### 28.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Utilities                              | Only if minor utilities                                     |
| Natural and cultural values management |   |
| <b>Permitted</b>                       |   |
| Recycling and waste disposal           | Only if existing facility.                                  |
| Utilities                              | Except if No Permit Required.                               |
| <b>Discretionary</b>                   |   |
| Bulky goods sales                      | Only if at a refuse disposal site or waste transfer station |
| Emergency services                     |   |

|                                  |   |
|----------------------------------|---|
| General retail and hire          | Only if an activity related to the use of the McRobies Gully Landfill site for recycling and waste disposal |
| Passive recreation               |   |
| Recycling and waste disposal     | Except if Permitted.  |
| Research and development         |   |
| Service industry                 |   |
| Sports and recreation            |   |
| Storage                          | Only if associated with a utility or recycling and waste disposal   |
| Transport depot and distribution |   |
| Tourist operation                | Only if visitor information or visitor centre adjacent to or on a road.                                     |
| Vehicle parking                  |   |
| <b>Prohibited</b>                |   |
| All other uses                   |   |

## 28.3 Use Standards

### 28.3.1 Hours of Operation

|  |   |
|--|---|
| Objective:   |   |
| To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if:</p> <p>(i) for office and administrative tasks;</p> <p>or</p> <p>(ii) a Utilities use.</p> | <p><b>P1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

### 28.3.2 Noise

| Objective:   |   |
|--|---|
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

### 28.3.3 External Lighting

| Objective:  |   |
|---|---|
| To ensure that external lighting (not including street lighting) does not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting;</p> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> |

|   |  |
|---|--|
| (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. | (b) distance to habitable rooms in an adjacent dwelling. |
|---|--|

#### 28.3.4 Commercial Vehicle Movements

| Objective:  |   |
|---|---|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 5.00 pm Saturdays;</p> <p>(c) Nil Sundays and Public Holidays.</p> | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |

#### 28.3.5 Discretionary Use

| Objective:  |                      |
|---|----------------------|
| To ensure that uses not directly associated with a utility do not compromise the use of that land for utility purposes. |                      |
| Acceptable Solutions  | Performance Criteria |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>Discretionary use must not compromise or reduce the operational efficiency of an existing or intended utility having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the compatibility of the utility and the proposed use;</li> <li>(b) the location of the proposed use in relation to the utility;</li> <li>(c) any required buffers or setbacks;</li> <li>(d) access requirements.</li> </ul> |
|---|--|

## 28.4 Development Standards for Buildings and Works

### 28.4.1 Building Height

|   |  |
|---|--|
| Objective:  |  |
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building height must be no more than:<br/>10 m.</p>   | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(b) be compatible with the scale of nearby buildings unless the height is necessary for the functional requirements of infrastructure;</li> <li>(c) not unreasonably overshadow adjacent public space;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate.</li> </ul> |
| <p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>   | <p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the</p>   |

|  |  |
|--|--|
|  | residential zone unless the height is necessary for the functional requirements of infrastructure. |
|--|--|

#### 28.4.2 Setback

| Objective:  |  |
|---|--|
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.      |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Building setback from frontage must be no less than:</p> <p>5 m</p>   | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape.</p>   |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots.</p> |

#### 28.4.3 Landscaping

|            |
|------------|
| Objective: |
|------------|



|   |  |
|---|--|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.     |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Landscaping is not required along the frontage of a site if the building has nil setback to frontage.</p>                                   | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development;</li> <li>(b) provide a range of plant height and forms to create diversity, interest and amenity;</li> <li>(c) not create concealed entrapment spaces;</li> <li>(d) be consistent with any Desired Future Character Statements provided for the area.</li> </ul> |
| <p><b>A2</b></p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p style="padding-left: 40px;">1 m.</p> | <p><b>P2</b></p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>  |

#### 28.4.4 Outdoor Storage Areas

|   |   |
|---|---|
| Objective:  |   |
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> </ul> |

|   |   |
|---|---|
| (c) not encroach upon car parking areas, driveways or landscaped areas. | (b) not encroach upon car parking areas, driveways or landscaped areas. |
|---|---|

#### 28.4.5 Fencing

| Objective:  |  |
|---|--|
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <p>(a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage;</p> <p>(b) fences along a frontage must be 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p> |

### 28.5 Development Standards for Subdivision

#### 28.5.1 Subdivision

| Objective:   |                      |
|--|----------------------|
| To provide for lots appropriate to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |                      |
| Acceptable Solutions   | Performance Criteria |
| <b>A1</b>  | <b>P1</b>            |

|  |  |
|--|--|
| Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities. | Subdivision is for the purpose of providing a lot for an allowable use.  |
| <b>A2</b><br>The frontage for each lot must be no less than 15m.   | <b>P2</b><br>The frontage of each lot must be capable of adequately serving the intended purpose.  |
| <b>A3</b><br>Services capable of adequately serving the intended purpose must be connected to each lot.              | <b>P3</b><br>Where reticulated services are unavailable but needed for the intended purpose, the lots must be capable of:<br><br>(a) being self sufficient for potable water adequate for the intended purpose;<br><br>(b) accommodating an wastewater management system adequate for the intended purpose;<br><br>(c) accommodating an on-site stormwater management system adequate for the intended purpose,<br><br>as the case may be. |

## 29.0 Environmental Management Zone

### 29.1 Zone Purpose

#### 29.1.1 Zone Purpose Statements

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

29.1.1.4 To recognise and protect highly significant natural values on private land.

29.1.1.5 To protect natural values in un-developed areas of the coast.

#### 29.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

#### 29.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

## 29.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Natural and cultural values management |   |
| Passive recreation                     |   |
| <b>Permitted</b>                       |   |
| Community meeting and entertainment    | Only if a reserve management plan applies   |
| Educational and occasional care        | Only if a reserve management plan applies   |
| Emergency services                     | Only if a reserve management plan applies   |
| Food services                          | Only if a reserve management plan applies   |
| General retail and hire                | Only if a reserve management plan applies   |
| Pleasure boat facility                 | Only if a reserve management plan applies   |
| Research and development               | Only if a reserve management plan applies   |
| Residential                            | Only if a reserve management plan applies   |
| Sports and recreation                  | Only if a reserve management plan applies.  |
| Tourist operation                      | Only if a reserve management plan applies   |
| Utilities                              | Only if a reserve management plan applies   |
| Vehicle parking                        | Only if a reserve management plan applies   |
| Visitor accommodation                  | Only if a reserve management plan applies   |
| <b>Discretionary</b>                   |   |
| Community meeting and entertainment    | Except if permitted   |
| Emergency services                     | Except if permitted   |
| Extractive Industry                    | Only in Conservation Area, Regional Reserve or Public Reserve under the <i>Crown Lands Act 1976</i> . |

|                          |  |
|--------------------------|--|
| Pleasure boat facility   | Except if permitted  |
| Port and shipping        | Only if existing facility  |
| Research and development | Except if permitted  |
| Resource development     | Only if for grazing of animals on native pasture or existing non-native pasture.<br>Only if marine farming shore facility or other facility dependant on a coastal location. |
| Resource processing      | Only if dependant on a coastal location.   |
| Sports and recreation    | Except if permitted  |
| Tourist operation        | Except if permitted  |
| Utilities                | Except if Permitted.   |
| Vehicle parking          |  |
| Visitor accommodation    | Except if Permitted.   |
| <b>Prohibited</b>        |  |
| All other uses           |  |

## 29.3 Use Standards

### 29.3.1 Use Standards for Reserved Land

|   |   |
|---|---|
| Objective:  |   |
| To provide for use consistent with any strategies for the protection and management of reserved land. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Use is undertaken in accordance with a reserve management plan.                          | <b>P1</b><br>Use must satisfy all of the following:<br>(a) be complementary to the use of the reserved land;<br>(b) be consistent with any applicable objectives for management of reserved land provided by the <i>National Parks and Reserves Management Act 2002</i> ; |

|  |  |
|--|--|
|  | (c) not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent. |
|--|--|

## 29.4 Development Standards for Buildings and Works

### 29.4.1 Building Height

|  |   |
|--|---|
| Objective:   |   |
| To ensure that building height contributes positively to the landscape and does not result in unreasonable impact on residential amenity of adjoining land.                    |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Building height comply with any of the following:</p> <p>(a) as prescribed in an applicable reserve management plan;</p> <p>(b) be no more than 7.5 m.</p> | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <p>(i) overlooking and loss of privacy;</p> <p>(ii) visual impact when viewed from adjoining lots, due to bulk and height;</p> <p>(c) be reasonably necessary due to the slope of the site or for the functional requirements of infrastructure.</p> |

### 29.4.2 Setback

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on nearby rural land and protect environmental values on adjoining land zoned Environmental Living and adjoining land in the World Heritage Area. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |

|  |   |
|--|---|
| <p><b>A1</b></p> <p>Building setback from frontage must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) as prescribed in an applicable reserve management plan;</li> <li>(b) be no less than 30 m.</li> </ul>                 | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;</li> <li>(b) minimise adverse impact on the landscape as viewed from the road;</li> <li>(c) be consistent with the prevailing setbacks of existing buildings on nearby lots;</li> <li>(d) minimise loss of native vegetation within the front setback where such vegetation makes a significant contribution to the landscape as viewed from the road.</li> </ul> |
| <p><b>A2</b></p> <p>Building setback from side and rear boundaries must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) as prescribed in an applicable reserve management plan;</li> <li>(b) be no less than 30 m.</li> </ul> | <p><b>P2</b></p> <p>Building setback from side and rear boundaries must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;</li> <li>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) visual impact, when viewed from adjoining lots, through building bulk and massing.</li> </ul> </li> </ul>                               |
| <p><b>A3</b></p> <p>Buildings and works must be setback from land zoned Environmental Living no less than 30 m.</p>  | <p><b>P3</b></p> <p>Buildings and works must be setback from land zoned Environmental Living to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) there is no unreasonable impact from the development on the environmental values of the land zoned Environmental Living;</li> </ul>  |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Living is minimised;</li> <li>(c) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Living;</li> <li>(d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Living;</li> </ul> |
|--|---|

### 29.4.3 Design

| Objective:  |   |
|---|---|
| To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline;</li> <li>(b) be located within a building area, if provided on the title;</li> <li>(c) be an addition or alteration to an existing building;</li> <li>(d) as prescribed in an applicable reserve management plan.</li> </ul> | <p><b>P1</b></p> <p>The location of buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located in an area requiring the clearing of native vegetation only if: <ul style="list-style-type: none"> <li>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</li> <li>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</li> <li>(iii) the location of clearing has the least environmental impact;</li> </ul> </li> <li>(b) be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> <li>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</li> <li>(ii) there is no significant impact on the rural landscape;</li> </ul> </li> </ul> |



|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(iii) building height is minimised;</li> <li>(iv) any screening vegetation is maintained.</li> </ul> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p>  |
| <p><b>A2</b></p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>  | <p><b>P2</b></p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>   |
| <p><b>A3</b></p> <p>Fill and excavation must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</li> <li>(b) extent is limited to the area required for the construction of buildings and vehicular access.</li> </ul> | <p><b>P3</b></p> <p>Fill and excavation must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) there is no adverse impact on natural values;</li> <li>(b) does not detract from the landscape character of the area;</li> <li>(c) does not impact upon the privacy for adjoining properties;</li> <li>(d) does not affect land stability on the lot or adjoining land.</li> </ul> |

## 29.5 Development Standards for Subdivision

### 29.5.1 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To ensure subdivision of land is for the management of environmental values.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Subdivision must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) be for the purpose of providing for public open space, a reserve, or a Utilities, Emergency services, or Community</li> </ul> | <p><b>P1</b></p> <p>Subdivision is for the purpose of providing a lot for an allowable use.</p> |

|   |  |
|---|--|
| meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. |  |
| (b) be for lots proscribed in an applicable reserve management plan.  |  |

## 30.0 Major Tourism Zone

This zone was not used in this planning scheme.

## 31.0 Port and Marine Zone

### 31.1 Zone Purpose

#### 31.1.1 Zone Purpose Statements

31.1.1.1 To provide for port and marine activity related to shipping and other associated transport facilities and supply and storage.

31.1.1.2 To provide for major ports and associated marine activities of regional strategic importance that are reliant on a waterfront location, and to allow for other uses that support the port and marine purpose.

31.1.1.3 To prevent incompatible uses being developed in the vicinity of the Selfs Point oil and gas storage facilities and ensure that the area is only used for purposes consistent with the *Selfs Point Land Act 1951*.

#### 31.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

#### 31.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

### 31.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Any permitted use                      | Only if replacing an existing use on the site and there is no associated development requiring a permit |
| Natural and cultural values management |   |

|                                    |   |
|------------------------------------|---|
| Utilities                          | Only if minor utilities   |
| <b>Permitted</b>                   |   |
| Manufacturing and processing       | Only if for the manufacture of substances from, or containing, alternative fuel, gas, industrial chemicals or oil or packaging of such substances |
| Port and shipping                  | Only if for uses related to the shipping and storage of substances containing alternative fuel, gas, industrial chemicals or oil                  |
| Storage                            | Only if for storage of alternative fuel, gas, industrial chemicals or oil   |
| Transport depot and distribution   | Only if for uses related to the transport and distribution of substances containing, alternative fuel, gas, industrial chemicals or oil           |
| Utilities                          | Except if No Permit Required.   |
| <b>Discretionary</b>               |   |
| Business and professional services | Only if for uses related to an alternative fuel, gas, industrial, chemical or oil use   |
| Recycling and waste disposal       | Only if for uses related to the recycling or disposal of substances containing, alternative fuel, gas, industrial chemicals or oil                |
| Vehicle fuel sales and service     |   |
| <b>Prohibited</b>                  |   |
| All other uses                     |   |

### 31.3 Use Standards

There are no use standards in this zone.

### 31.4 Development Standards for Buildings and Works

#### 31.4.1 Building Height

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that building height does not result in excessive impact on the landscape. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>                   |

|  |   |
|--|---|
| Building height must be no more than:<br><br>15 m. | Building height must satisfy all of the following:<br><br>(a) be consistent with any Desired Future Character Statements provided for the area;<br><br>(b) minimise the impact on scenic values when viewed from the River Derwent and surrounding areas. |
|--|---|

### 31.4.2 Setback

|  |  |
|--|--|
| Objective:   |  |
| To ensure that building setback contributes positively to the streetscape.         |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br><br>Building setback from frontage must be no less than:<br><br>10 m. | <b>P1</b><br><br>Building setback from frontage must satisfy all of the following:<br><br>(a) be consistent with any Desired Future Character Statements provided for the area;<br><br>(b) be compatible with the setback of adjoining buildings;<br><br>(c) enhance the characteristics of the site, adjoining lots and the streetscape;<br><br>(d) provide adequate opportunity for parking. |

## 31.5 Development Standards for Subdivision

### 31.5.1 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br><br>The size of each lot must be no less than:<br><br>10,000m <sup>2</sup> .   | <b>P1</b><br><br>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area |

|  |  |
|--|--|
| <p>except if for public open space, a riparian reserve or utilities.</p>   | <p>Objectives or Desired Future Character Statements.</p>  |
| <p><b>A2</b></p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) clear of easements;</li> <li>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</li> <li>(d) has an average slope of no more than 1 in 10;</li> <li>(e) is a minimum of 20 m x 40 m in size.</li> </ul> | <p><b>P2</b></p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</li> <li>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</li> <li>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development.</li> </ul> |
| <p><b>A3</b></p> <p>The frontage for each lot must be no less than:</p> <p style="padding-left: 40px;">25 m.</p>   | <p><b>P3</b></p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>  | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</li> <li>(b) accords with any relevant road network plan adopted by the Planning Authority;</li> <li>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</li> </ul>  |

|  |  |
|--|--|
|  | (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy. |
| <b>A5</b><br>Each lot must be connected to services adequate to support the likely future use and development of the land. | <b>P5</b><br>No Performance Criteria.  |
| <b>A6</b><br>No Acceptable Solution.   | <b>P6</b><br>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.       |

### **32.0 Particular Purpose Zone 1 - Urban Growth Zone**

This zone was not used in this planning scheme.

### **33.0 Particular Purpose Zone 2 - Future Road Corridor**

### **34.0 Particular Purpose Zone 3 - University of Tasmania (Sandy Bay Campus)**

#### **34.1 Zone Purpose**

##### **34.1.1 Zone Purpose Statements**

34.1.1.1 To provide for the continued development of the University of Tasmania Sandy Bay campus (UTAS Sandy Bay) as a major tertiary education centre of the State.

34.1.1.2 To provide for a diversity of activities primarily catering for the education, recreation and entertainment of its student population while also encouraging a closer integration with the community.

##### **34.1.2 Local Area Objectives**

There are no local area objectives for the zone.

##### **34.1.3 Desired Future Character Statements**

| Desired Future Character Statements  | Implementation Strategy       |
|--|-------------------------------|
| It is intended that UTAS Sandy Bay promotes an image of a premier University through its physical characteristics and setting. | Use and development standards |

|  |  |
|--|--|
| <p>UTAS Sandy Bay will capitalise on and promote its unique natural setting with views of the Derwent River and Mount Wellington in all new and refurbished buildings and grounds where the opportunity exists.</p> <p>New buildings that accommodate contemporary teaching and research standards will be built along Churchill Avenue and Sandy Bay Road to promote an image of a premier university.</p> <p>These buildings will be sympathetic to the landscape setting and fit into the landscape. Development close to the various adjacent residential zones will have regard to the amenity of residential properties in their siting, height and bulk.</p> <p>A 'green spine' will be developed as the main thoroughfare of the campus incorporating a university green, sporting facilities and intimate landscaped meeting areas.</p> <p>Pedestrian access will be improved and the internal ring road will be closed in part to prioritise pedestrian movement.</p> <p>Academic activities will be consolidated between Churchill Avenue and Sandy Bay Road.</p> <p>Commercial and research uses which improve the academic, social and cultural life of the campus and benefit the broader community will be encouraged.</p> <p>Suitable uses which provide for continued activity and the presence of people on the campus outside of university semesters will also be appropriate.</p> <p>The Upper Campus is an area in transition as the University divests itself of redundant assets. It is intended that future use and development of the Upper Campus will be reviewed and subject to further applications for amendments to the Planning Scheme.</p> |  |
|--|--|

### 34.2 Use Table

| Use Class                              | Qualification                    |
|--|----------------------------------|
| <b>No Permit Required</b>              |                                  |
| Natural and Cultural Values Management |                                  |
| Passive recreation                     |                                  |
| Utilities                              | Only if located below the ground |
| <b>Permitted</b>                       |                                  |

|                                    |   |
|------------------------------------|---|
| Business and professional services | Only if primarily catering for student, staff or the needs of visitors to the campus  |
| Community meeting & entertainment  |   |
| Educational and occasional care    |   |
| Food services                      | Except if drive through take-away food premises<br><br>Only if primarily catering for student, staff or the needs of visitors to the campus |
| General retail and hire            | Only if primarily catering for student, staff or the needs of visitors to the campus  |
| Research and development           |   |
| Residential                        | Only if student or staff accommodation  |
| Sports and recreation              |   |
| Storage                            | Only if for non dangerous goods within buildings  |
| Vehicle parking                    | Only if primarily to cater for student, staff or the needs of visitors to the campus  |
| <b>Discretionary</b>               |   |
| Business and professional services | Except if permitted   |
| Food Services                      | Except if permitted   |
| Hotel Industry                     |   |
| Residential                        | Except if permitted   |
| Storage                            | Except if permitted   |
| Tourist operation                  |   |
| Transport depot                    | Only if for public transport related uses   |
| Utilities                          | Except if no permit required  |
| Visitor accommodation              |   |



|                   |  |
|-------------------|--|
| <b>Prohibited</b> |  |
| All other uses    |  |

### 34.3 Use Standards

#### 34.3.1 Noise

|   |   |
|---|---|
| Objective:  |   |
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm<sub>ax</sub>) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

#### 34.3.2 External Lighting

|  |  |
|--|--|
| Objective:   |  |
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p>           | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of</p> |

|   |   |
|---|---|
| (a) be turned off between 10:00 pm and 6:00 am, except for security lighting                          | adjoining residential areas, having regard to all of the following: |
| (a) security lighting must be baffled to ensure they do not cause emission of light outside the zone. |   |
|   | (a) level of illumination and duration of lighting;                 |
|   | (b) distance to habitable rooms in an adjacent dwellings.           |

### 34.3.3 Take-away Food Premises

| Objective:   |  |
|--|--|
| To contain impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises. |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>Hours of operation must be between 7.00AM and 9.00PM.   | <b>P1</b><br>The operation of take-away food premises must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property. |

## 34.4 Development Standards for Buildings and Works

### 34.4.1 Building Height

| Objective:  |  |
|---|--|
| To ensure that building height enhances the image of UTAS as a premier University while protecting the amenity of nearby residential areas. |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br>Building height must comply with the acceptable solutions shown in Figure 34.2.  | <b>P1</b><br>Building height must satisfy all of the following:<br>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:<br>(i) overlooking and loss of privacy;<br>(ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further |

|  |   |
|--|---|
|  | <p>decrease sunlight hours if already less than 3 hours;</p> <p>(iii) visual impact when viewed from adjoining lots, due to bulk and height;</p> <p>(b) have regard to streetscape and landscape qualities.</p> |
|--|---|

#### 34.4.2 Setback

| Objective:   |   |
|--|---|
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Building setback from a frontage must comply with the acceptable solutions shown in Figure 34.2.</p>   | <p><b>P1</b></p> <p>Setbacks must be appropriate to the context of the University campus within the existing development pattern of the area.</p>   |
| <p><b>A2</b></p> <p>Building setback from the General Residential Zone or Inner Residential Zone must be no less than:</p> <p>(a) 3m;</p> <p>(b) two-thirds the height of the wall<br/>whichever is the greater.</p> | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy</p> <p>(c) visual impact when viewed from adjoining lots,<br/>taking into account aspect and slope.</p> |

#### 34.4.3 Site coverage

|  |
|--|
| Objective:   |
| To ensure site coverage enhances the image of UTAS as a premier University while protecting the amenity of nearby residential areas. |

| Acceptable Solutions   | Performance Criteria  |
|--|---|
| <p><b>A1</b></p> <p>Site coverage must comply with the following:</p> <p>(a) no more than 30% of the site east of Churchill Avenue (middle and lower campus - see figure 34.1);</p> <p>(b) no more than 10% of the site west of Churchill Avenue (upper campus - see figure 34.1).</p> | <p><b>P1</b></p> <p>Site coverage must satisfy all of the following:</p> <p>(a) be sympathetic to the landscape setting;</p> <p>(b) maintain adequate areas of open space;</p> <p>(c) protect streetscape values;</p> <p>(d) prevent unreasonable adverse impacts on residential amenity on neighbouring lots by:</p> <p>(i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(ii) overlooking and loss of privacy;</p> <p>(iii) visual impact, when viewed from adjoining lots, through building bulk and massing;</p> <p>(e) be consistent with any Desired Future Character Statements provided for the area.</p> |

#### 34.4.4 Landscaping

| Objective:   |   |
|--|---|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>A landscaped area with a minimum width of 2m must be provided:</p> <p>(a) along the common boundary with any property in the General Residential or Inner Residential Zones;</p> | <p><b>P1</b></p> <p>Landscaping enhances the character setting of the site, complements the streetscape and softens the view of buildings and car parking areas from residential properties and the street.</p> |

|  |  |
|--|--|
| (b) between Churchill Avenue and any new building on the middle campus, with the exception of access ways. |  |
|--|--|

#### 34.4.5 Outdoor Storage Areas

| Objective:  |   |
|---|---|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |
| <p><b>A2</b></p> <p>Refuse must be stored within a screened enclosure prior to collection.</p>  | <p><b>P2</b></p> <p>The location of outdoor storage of refuse generated on site must not result in a detrimental impact on the occupiers of residential property in the vicinity due to odour, the attraction of vermin, noise or visual intrusion.</p>   |

#### 34.4.6 Fencing

| Objective:   |  |
|--|--|
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Fences must comply with the following:</p> <ul style="list-style-type: none"> <li>(a) fences and walls of greater height than 1.5m must not be erected within 4.5m of the frontage;</li> </ul> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a</p> |

|  |  |
|--|--|
| (b) fences along a frontage must be 30% transparent above a height of 1m;                                      | common boundary with a site, having regard to all of the following:  |
| (c) fences and walls other than an entry feature must not be erected along the frontage with Churchill Avenue. | (a) the height of the fence;<br>(b) the degree of transparency of the fence;<br>(c) the location and extent of the fence;<br>(d) the design of the fence;<br>(e) the fence materials and construction;<br>(f) the nature of the use;<br>(g) the characteristics of the site, the streetscape and the locality, including fences;<br>(h) any Desired Future Character Statements provided for the area. |

#### 34.4.7 New Development including Subdivision – Upper Campus

| Objective:  |  |
|---|--|
| To ensure that development on the Upper Campus (Figure 34.1) minimises adverse impact on natural values and on the landscape.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Development must:</p> <p>(a) be accommodated within existing buildings; or</p> <p>(b) not involve an increase in floor area of more than 50m<sup>2</sup> from the effective date.</p> <p>There is no acceptable solution for subdivision.</p> | <p><b>P1</b></p> <p>Any new development, including subdivision, must be in accordance with a site development plan, prepared to the satisfaction of the planning authority, which fully documents and takes into account the areas natural and landscape values and identifies appropriate development standards to minimise adverse impacts on those values. In particular, the siting and layout of new buildings, lot boundaries or other works should seek to ensure the retention of E. globulus wet forest along Rifle Range Creek .</p> |

### 34.5 Development Standards for Subdivision

#### 34.5.1 Subdivision – Lower Campus and Middle Campus

|            |
|------------|
| Objective: |
|------------|

To ensure that subdivision in the Lower Campus and Middle Campus provides sufficient land area for the physical demands of allowable uses.

| <b>Acceptable Solutions</b>             | <b>Performance Criteria</b>   |
|---|---|
| <b>A1</b><br><br>No acceptable solution | <b>P1</b><br><br>(a) Subdivision must be to provide for public open space, public services, utilities or an education related use.<br><br>(b) Lots must have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use.<br><br>(c) Subdivision must be to facilitate a University related use and must not compromise the use of the site for University related purposes. |

Figure 34.1 University of Tasmania Campus Areas Character Types

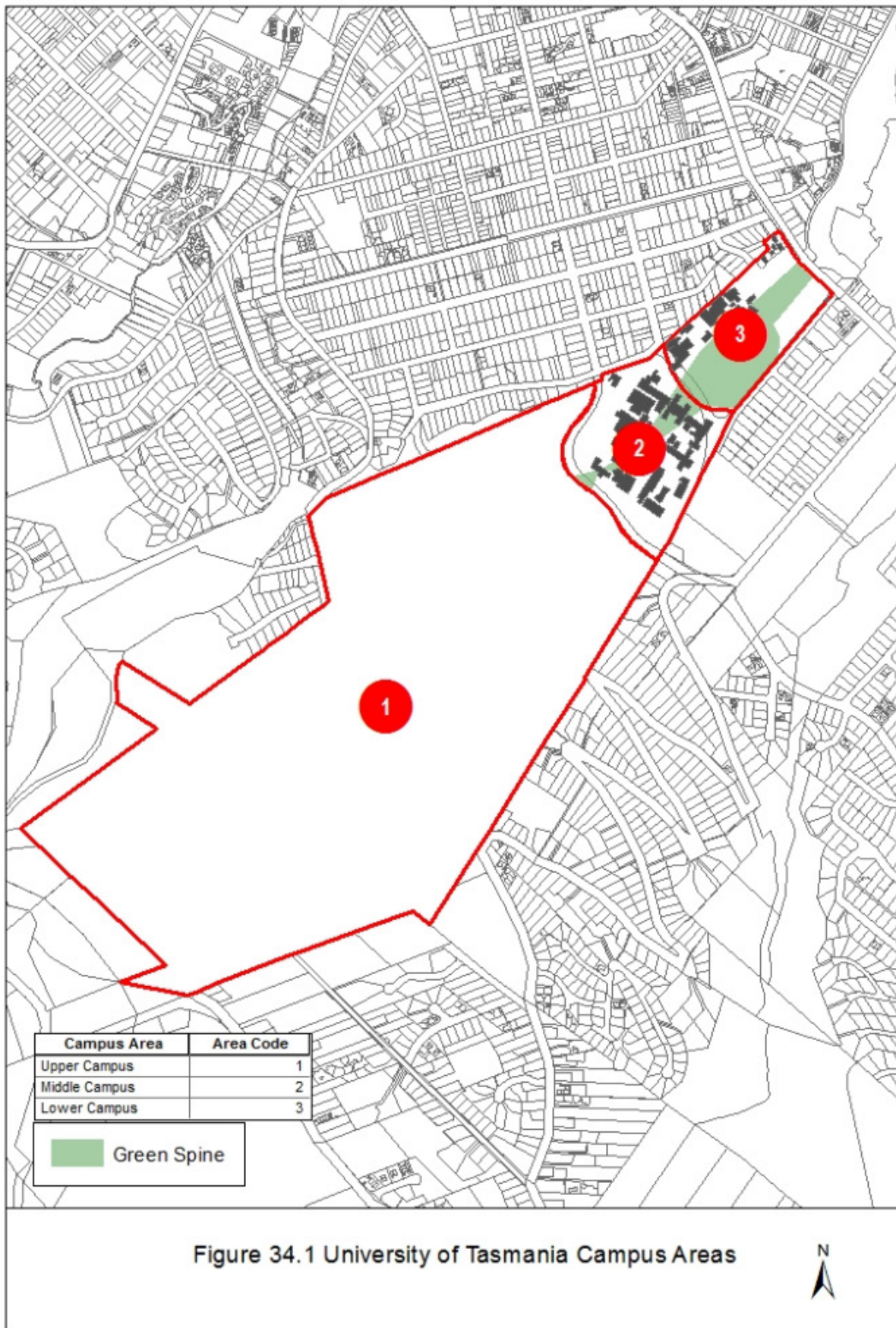
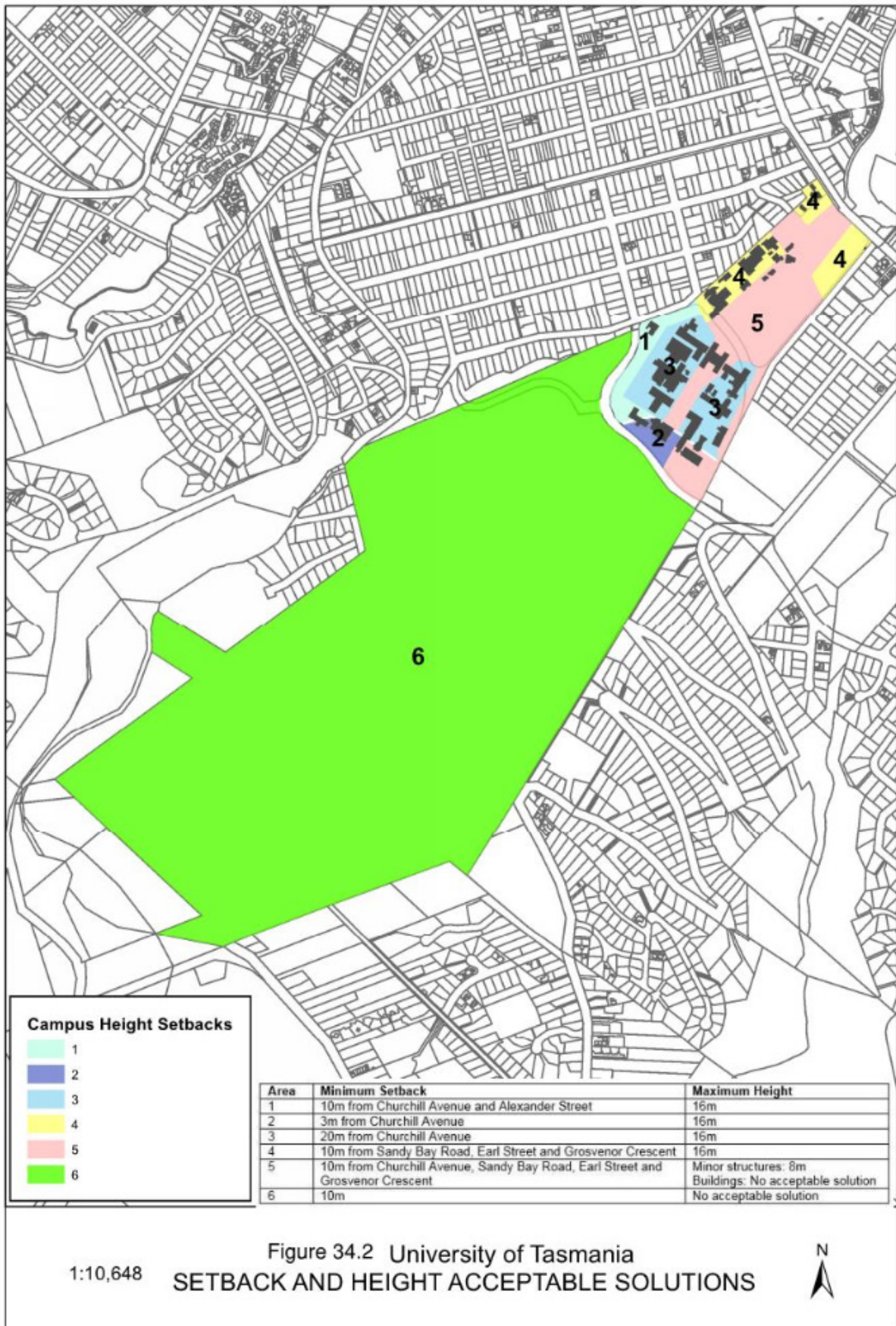
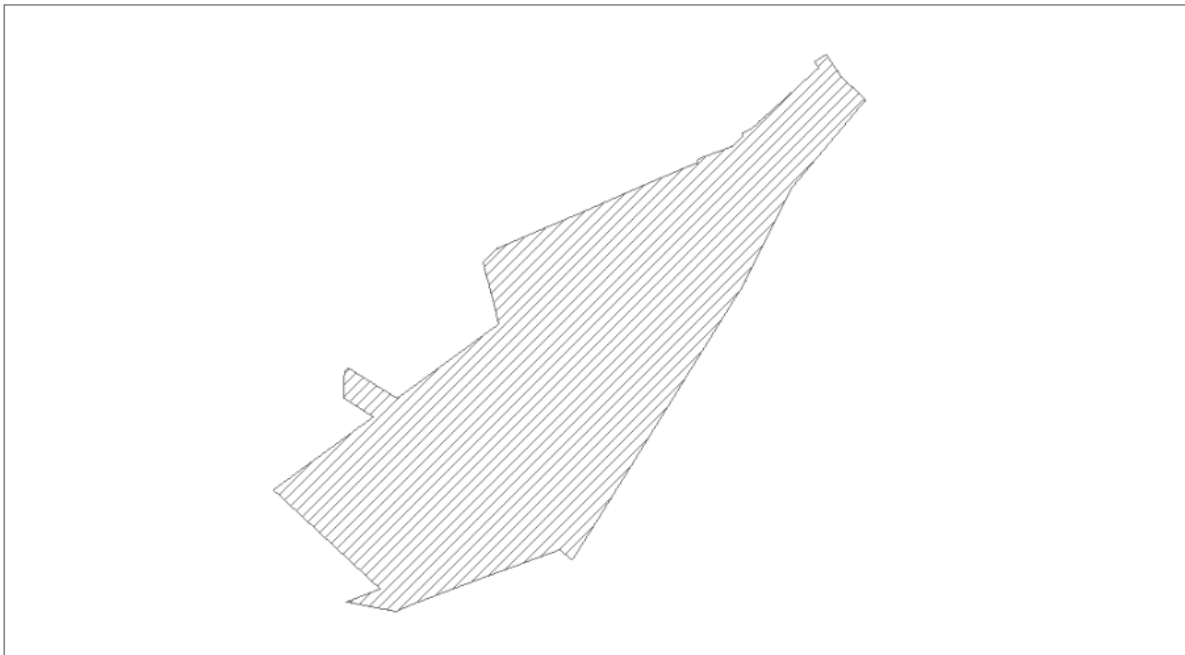




Figure 34.2 University of Tasmania Setback and Height Acceptable Solutions



## Map 34 University of Tasmania - LISTmap



### 35.0 Particular Purpose Zone 4 - Calvary Healthcare Hospital Campus

#### 35.1 Zone Purpose

##### 35.1.1 Zone Purpose Statements

- 35.1.1.1 To recognise the important economic and social role played by the Calvary Healthcare Hospital and the critical health care benefits to the community in having a strong functioning hospital within easy reach a substantial population.
- 35.1.1.2 To identify the area of land at the Calvary Healthcare Hospital Campus in Lenah Valley that may be used for [hospital services](#) as the primary use and development and to ensure that the facility is used as a hospital with ancillary hospital outpatient services.
- 35.1.1.3 To ensure that neither changes in the use of the hospital campus floor space including for any associated ancillary activities, or additional development impact adversely on the amenity of the surrounding residential area in terms of traffic movement, excessive noise, odour or light spill, and visual impacts.
- 35.1.1.4 To recognise the residential context within which the hospital is situated and the need to ensure that the scale of any new building work at street level is respectful of adjacent houses, and encourages use of traditional building forms and materials consistent with the character of adjacent areas.
- 35.1.1.5 To require the use of landscaping to assist in the integration of buildings and related structures into the surrounding streetscape at street level.
- 35.1.1.6 To ensure sufficient car parking is provided on site to cater for both changes in use of [existing buildings](#) and development so that any demand for on-street parking is not at a level which unreasonably impacts on the amenity of the surrounding residential area.

35.1.1.7 To ensure that vehicular access to the site is confined to specific locations so that pedestrian safety, amenity or convenience is not compromised and availability of on-street parking is not reduced.

35.1.1.8 To recognise the evolutionary nature of the built form of hospitals that is essential to their ongoing delivery of up-to-date health services.

### 35.1.2 Local Area Objectives

There are no local area objectives for the zone.

### 35.1.3 Desired Future Character Statements

There are no desired future character statements for the zone.

## 35.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Utilities                              | Only if located below the ground  |
| <b>Permitted</b>                       |   |
| Business and professional services     | Only if consulting room or medical centre   |
| Hospital Services                      |   |
| Natural and cultural values management |   |
| Passive recreation                     |   |
| <b>Discretionary</b>                   |   |
| Educational and occasional care        | Only if day respite centre or childcare centre for employees and patients of the hospital or visitors |
| General retail and hire                | Only if a pharmacy  |
| Research and development               | Only if related to medical research   |
| Residential                            |   |
| Utilities                              | Except if no permit required  |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

### 35.3 Definition of Terms

In this Zone, unless the contrary intention appears:

|                    |  |
|--------------------|--|
| Existing buildings | Includes any development approved under permit PLN-14-00428-01 whether or not it is completed at the effective date. |
|--------------------|--|

### 35.4 Use Standards

#### 35.4.1 Noise

| Objective:  |   |
|---|---|
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

#### 35.4.2 External Lighting

| Objective:   |   |
|--|---|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p>   | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect</p> |

|  |   |
|--|---|
| <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting</p> <p>(a) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p> | <p>the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p> |
|--|---|

### 35.4.3 Commercial Vehicle Movements

| Objective:  |  |
|---|--|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from the site must be within the hours of:</p> <p>(a) 7:00 am and 7:00 pm Mondays to Fridays inclusive;</p> <p>(b) 10.00 am to 6.00 pm Saturday, Sundays and public holidays.</p> | <p><b>P2</b></p> <p>The use of commercial vehicles does not cause unreasonable loss of residential amenity due to early morning or late night operation.</p> |

## 35.5 Development Standards for Buildings and Works

### 35.5.1 Extent of Further Building and Works

| Objective:   |   |
|--|---|
| To ensure that development of the hospital is substantially contained within the existing buildings.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Development and works must be essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services and must:</p> <p>(a) be accommodated within existing buildings; or</p> | <p><b>P1</b></p> <p>Any new development and works must:</p> <p>(a) be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility:</p> |

|  |  |
|--|--|
| (b) not involve an increase in floor area of more than 100m <sup>2</sup> . | (b) not exceed 200m <sup>2</sup> in floor area:<br><br>(c) not have an adverse impact on the visual amenity and privacy of adjacent residential development. |
|--|--|

### 35.5.2 Landscaping

| Objective:  |  |
|---|--|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone. |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br><br>No Acceptable Solution   | <b>P1</b><br><br>Landscaping must be utilised to assist in the integration of new buildings and related structures into the residential character of surrounding streetscapes at street level and alleviate any adverse impacts on neighbours. |

### 35.5.3 Outdoor Storage Areas

| Objective:   |   |
|--|---|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <b>A1</b><br><br>Medical waste or other refuse must be stored within a roofed building prior to collection.  | <b>P1</b><br><br>The location and use of outside storage of medical waste or other refuse generated on site must not result in a detrimental impact on the occupiers of residential property in the vicinity due to odour, noise or visual intrusion. |
| <b>A2</b><br><br>Refuse storage areas and plant and equipment must not be visible from public streets or from the habitable room windows of residential properties within 30m of the site. | <b>P2</b><br><br>External storage areas and plant and equipment shall be screened by suitable fencing, walls, landscaping or other devices so that the visual impact on residential properties and pedestrians is minimised.                          |

### 35.6 Development Standards for Subdivision

### 35.6.1 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To ensure that subdivision provides sufficient land area for the physical demands of allowable uses and only occurs when necessary to facilitate hospital related uses. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution   | <b>P1</b><br>Subdivision must be necessary to facilitate the continuation of an existing hospital related use or the development of an approved hospital related use. |

## 36.0 Particular Purpose Zone 5 - St John's Hospital Campus

### 36.1 Zone Purpose

#### 36.1.1 Zone Purpose Statements

- 36.1.1.1 To recognise the important economic, social and community service role played by health care facilities such as St John's Hospital.
- 36.1.1.2 To identify the area of land at the St John's Hospital Campus in South Hobart that may be used for [hospital services](#) as the primary use and development and to ensure that the facility is primarily used as a hospital with ancillary hospital outpatient services.
- 36.1.1.3 To ensure that the operation of the hospital and any associated ancillary activities do not impact on the amenity of the surrounding residential area by reason of traffic generation, excessive noise, odour or light spill, visual impacts, and unreasonable disturbance resulting from servicing requirements, and staff and visitor movements.
- 36.1.1.4 To recognise the residential context within which the hospital is situated and the need to ensure that the scale and siting of buildings at street level is respectful of adjacent houses and the streetscape.
- 36.1.1.5 To require the use of landscaping to assist in the integration of buildings and related structures into the surrounding streetscape at street level.
- 36.1.1.6 To ensure sufficient car parking is provided on site to cater for the hospital activities and associated services so that demand for on-street parking is not at a level which unreasonably impacts on the amenity of the surrounding residential area.
- 36.1.1.7 To ensure that vehicular access to the site is confined to specific locations so that pedestrian safety, amenity or convenience is not compromised and availability of on-street parking is not reduced.

#### 36.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

#### 36.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

## 36.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Utilities                              | Only if located below the ground  |
| <b>Permitted</b>                       |   |
| Business and professional services     | Only if consulting room or medical centre   |
| Hospital Services                      |   |
| Natural and cultural values management |   |
| Passive recreation                     |   |
| <b>Discretionary</b>                   |   |
| Educational and occasional care        | Only if day respite centre , or a childcare centre for employees and patients of the hospital or visitors |
| General retail and hire                | Only if a pharmacy  |
| Research and development               | Only if related to medical research   |
| Residential                            |   |
| Utilities                              | Except if no permit required  |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

## 36.3 Use Standards

### 36.3.1 Noise

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>                   |



|   |  |
|---|--|
| <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm</li> <li>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</li> <li>(c) 65dB(A) (LMax) at any time.</li> </ul> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> | <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |
|---|--|

### 36.3.2 External Lighting

| Objective:   |   |
|--|---|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting</li> <li>(a) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</li> </ul> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) level of illumination and duration of lighting;</li> <li>(b) distance to habitable rooms in an adjacent dwellings.</li> </ul> |

### 36.3.3 Commercial Vehicle Movements

| Objective:   |                      |
|--|----------------------|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone. |                      |
| Acceptable Solutions   | Performance Criteria |
| <b>A1</b>  | <b>P1</b>            |

|  |   |
|--|---|
| <p>Commercial vehicles (including loading and unloading and garbage removal) to or from the site must be within the hours of:</p> <p>(a) 7:00 am to 7:00 pm Mondays to Fridays inclusive;</p> <p>(b) 10.00 am to 6.00 pm Saturdays, Sundays and public holidays.</p> | <p>The use of commercial vehicles does not cause unreasonable loss of residential amenity due to early morning or late night operation.</p> |
|--|---|

## 36.4 Development Standards for Buildings and Works

### 36.4.1 Building Height

| <p>Objective:</p>  |   |
|--|---|
| <p>To ensure that building height contributes positively to the landscape and does not result in unreasonable impact on residential amenity of adjoining land.</p> |   |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>Building height must be no more than 8.5m.</p>   | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <p>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</li> <li>(iii) visual impact when viewed from adjoining lots, due to bulk and height;</li> </ul> <p>(b) prevent an adverse impact on streetscape qualities.</p> |

### 36.4.2 Setback

|   |
|---|
| <p>Objective:</p>   |
| <p>To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p> |

| Acceptable Solutions  | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>Building setback from a frontage must be no less than 4.5m.</p>       | <p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide transitional space between the road and building allowing mutual passive surveillance; and</li> <li>(b) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and</li> <li>(c) provide measures to ensure that noise generated by traffic will not adversely impact on users amenity and vehicular egress provides for the safe use of the road; and</li> <li>(d) have regard to streetscape qualities or assist the integration of new development into the streetscape.</li> </ul> |
| <p><b>A2</b></p> <p>Building setback from a residential zone must be no less than 6m.</p> | <p><b>P2</b></p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) overlooking and loss of privacy;</li> <li>(b) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</li> <li>(c) visual impact when viewed from adjoining lots, due to bulk and height;</li> </ul>  |

### 36.4.3 Site coverage

|  |
|--|
| Objective:   |
| To ensure that the site coverage of buildings and works maintains the character of the streetscape and protects residential amenity. |

| Acceptable Solutions  | Performance Criteria  |
|---|---|
| <p><b>A1</b></p> <p>A site coverage of not more than 50%.</p> | <p><b>P1</b></p> <p>Site coverage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) facilitate the provision of open space, gardens and other outside areas on the site that contribute to amenity;</li> <li>(b) allow areas to be retained for the absorption of rainwater into the ground; and</li> <li>(c) maintain or enhance streetscape qualities.</li> </ul> |

#### 36.4.4 Landscaping

| Objective:  |   |
|---|---|
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.   |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Where any building, structure or car parking area is within 6m of a boundary with any lot in the General Residential Zone, a 2m wide landscaped strip must be provided along that boundary containing vegetation that will grow to a mature height of at least 3m with no more than 25% transparency.</p> | <p><b>P1</b></p> <p>Landscape must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development</li> <li>(b) provide a range of plant height and forms to create diversity, interest and amenity;</li> <li>(c) not create concealed entrapment spaces;</li> <li>(d) assist in the integration of new buildings and related structures into the residential character of surrounding streetscapes;</li> <li>(e) alleviate adverse impacts on neighbours.</li> </ul> |

#### 36.4.5 Outdoor Storage Areas

| Objective:   |                      |
|--|----------------------|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality. |                      |
| Acceptable Solutions   | Performance Criteria |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>Medical waste or other refuse must be stored within a roofed building prior to collection.</p>  | <p><b>P1</b></p> <p>The location and use of outside storage of medical waste or other refuse generated on site must not result in a detrimental impact on the occupiers of residential property in the vicinity due to odour, noise or visual intrusion.</p> |
| <p><b>A2</b></p> <p>Refuse storage areas and plant and equipment must not be visible from public streets or from the habitable room windows of residential properties within 30m of the site.</p> | <p><b>P2</b></p> <p>External storage areas and plant and equipment shall be screened by suitable fencing, walls, landscaping or other devices so that the visual impact on residential properties and pedestrians is minimised.</p>                          |

#### 36.4.6 Fencing

| <p>Objective:</p>   |  |
|---|--|
| <p>To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.</p>   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>A fence (including a free-standing wall) within 3m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if solid; or</p> <p>(b) 1.8m provided that the part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights).</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> |

#### 36.5 Development Standards for Subdivision

### 36.5.1 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To ensure that subdivision provides sufficient land area for the physical demands of allowable uses and only occurs when necessary to facilitate hospital related uses. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>No acceptable solution   | <b>P1</b><br>Subdivision must be necessary to facilitate the continuation of an existing a hospital related use or the development of an approved hospital related use. |

## 37.0 Particular Purpose Zone 6 - Wrest Point

### 37.1 Zone Purpose

#### 37.1.1 Zone Purpose Statements

37.1.1.1 To provide for the continued function of the Wrest Point Hotel/Casino site as a self-contained tourist and entertainment complex with the primary uses being accommodation, entertainment and visitor facilities.

37.1.1.2 To provide for office and administrative uses as a minor component of the uses in the zone.

#### 37.1.2 Local Area Objectives

There are no local area objectives for the zone.

#### 37.1.3 Desired Future Character Statements

| Desired Future Character Statements   | Implementation Strategy       |
|---|-------------------------------|
| Future use and development is to be designed and sited to reinforce the image of the zone as a major tourist and visitor destination in a waterfront setting. Upgrading of open space, particularly the landscaping of car parks and the development of a public pedestrian promenade around the foreshore is encouraged. | Use and development standards |

### 37.2 Use Table

| Use Class                 | Qualification |
|---------------------------|---------------|
| <b>No Permit Required</b> |               |

|  |   |
|--|---|
| Natural and Cultural Values Management |   |
| Passive recreation                     |   |
| Utilities                              | Only if located below the ground  |
| <b>Permitted</b>                       |   |
| Business and professional services     | Only if not exceeding 15% of the total floor space in the zone  |
| Community meeting & entertainment      |   |
| Food services                          | Except if drive through take-away food premises<br><br>Only if not within 30m of Sandy Bay Road<br><br>Only if primarily catering for the needs of visitors to the complex as a tourist and entertainment destination |
| General retail and hire                | Only if primarily catering for the needs of visitors to the complex as a tourist and entertainment destination  |
| Hotel Industry                         |   |
| Sports and recreation                  |   |
| Storage                                | Only if for non dangerous goods within buildings  |
| Vehicle fuel sales and service         | Only if on the lot at 388 Sandy Bay Road  |
| Visitor accommodation                  |   |
| <b>Discretionary</b>                   |   |
| Educational and occasional care        |   |
| Residential                            |   |
| Storage                                | Except if permitted   |
| Tourist operation                      |   |
| Transport depot                        | Only if for public transport related uses servicing the complex   |
| Utilities                              | Except if no permit required  |

|                   |  |
|-------------------|--|
| Vehicle parking   |  |
| <b>Prohibited</b> |  |
| All other uses    |  |

### 37.3 Use Standards

#### 37.3.1 Take-away Food Premises

|  |  |
|--|--|
| Objective:   |  |
| To contain impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>Hours of operation must be between 6.00am and 10.00pm.  | <b>P1</b><br>The operation of a take-away food premises any time between 10pm and 6am must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property. |

### 37.4 Development Standards for Buildings and Works

#### 37.4.1 Building Height

|   |   |
|---|---|
| Objective:  |   |
| To ensure that building design and form and site layout enhances and maintains the character of the area and improves public amenity along the foreshore. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Building height must be no more than 12m.  | <b>P1</b><br>Building height must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further</li> </ul> </li> </ul> |



|  |   |
|--|---|
|  | <p>decrease sunlight hours if already less than 3 hours;</p> <p>(iii) visual impact when viewed from adjoining lots, due to bulk and height;</p> <p>(b) have regard to streetscape and landscape qualities.</p> |
|--|---|

### 37.4.2 Setback

| Objective:  |  |
|---|--|
| To ensure that building design and form and site layout enhances and maintains the character of the area and improves public amenity along the foreshore. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Building setback from the Sandy Bay Road frontage must be no less than 5m.</p>  | <p><b>P1</b></p> <p>Setback must be appropriate to the streetscape context and ensure that the impact on the streetscape of Sandy Bay Road is minimised.</p> |

### 37.4.3 Design

| Objective:   |   |
|--|---|
| To ensure that the site coverage of buildings and works maintains the character of the setting and the streetscape, and protects amenity of nearby residential properties and the foreshore. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Site coverage must be no more than 40%.</p>  | <p><b>P1</b></p> <p>Site coverage must satisfy all of the following:</p> <p>(a) protect streetscape and landscape values;</p> <p>(b) prevent unreasonable adverse impacts on residential amenity on neighbouring lots by:</p> <p>(i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> |

|   |  |
|---|--|
|   | <ul style="list-style-type: none"> <li>(ii) overlooking and loss of privacy;</li> <li>(iii) visual impact, when viewed from adjoining lots, through building bulk and massing;</li> <li>(c) maintain adequate areas of open space;</li> <li>(d) protect the amenity of the foreshore.</li> </ul> |
| <p><b>A2</b></p> <p>Existing views across the site from Sandy Bay Road to the River Derwent north of the line indicated on Figure 37.1, must not be interrupted by new buildings.</p> | <p><b>P2</b></p> <p>Buildings must be designed and sited to minimise the impact on the amenity of Sandy Bay Road created by any reduction in views to the River Derwent.</p>   |

#### 37.4.4 Landscaping

|   |   |
|---|---|
| Objective:  |   |
| To ensure that a safe and attractive landscaping treatment enhances the appearance of the site.   |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <ul style="list-style-type: none"> <li>(a) A landscaped area with a minimum depth of 5m must be provided along the boundary with any new car parking area adjacent to Sandy Bay Road.</li> <li>(b) A minimum of 20% of the site is to be retained as landscaped open space.</li> </ul> | <p><b>P1</b></p> <p>Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the site and complement the streetscape;</li> <li>(b) reduce the visual impact of buildings;</li> <li>(c) soften the view of car parking areas, particularly from the street;</li> <li>(d) provide a range of plant height and forms to create diversity, interest and amenity;</li> <li>(e) not create concealed entrapment spaces;</li> <li>(f) be consistent with the Desired Future Character Statements provided for the area.</li> </ul> |

#### 37.4.5 Outdoor Storage Areas

|            |
|------------|
| Objective: |
|------------|

|   |   |
|---|---|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |

#### 37.4.6 Fencing

|  |   |
|--|---|
| Objective:   |   |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) fences and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</li> <li>(b) fences along a frontage must be 30% transparent above a height of 1 m.</li> </ul> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the height of the fence;</li> <li>(b) the degree of transparency of the fence;</li> <li>(c) the location and extent of the fence;</li> <li>(d) the design of the fence;</li> <li>(e) the fence materials and construction;</li> <li>(f) the nature of the use;</li> <li>(g) the characteristics of the site, the streetscape and the locality, including fences;</li> </ul> |

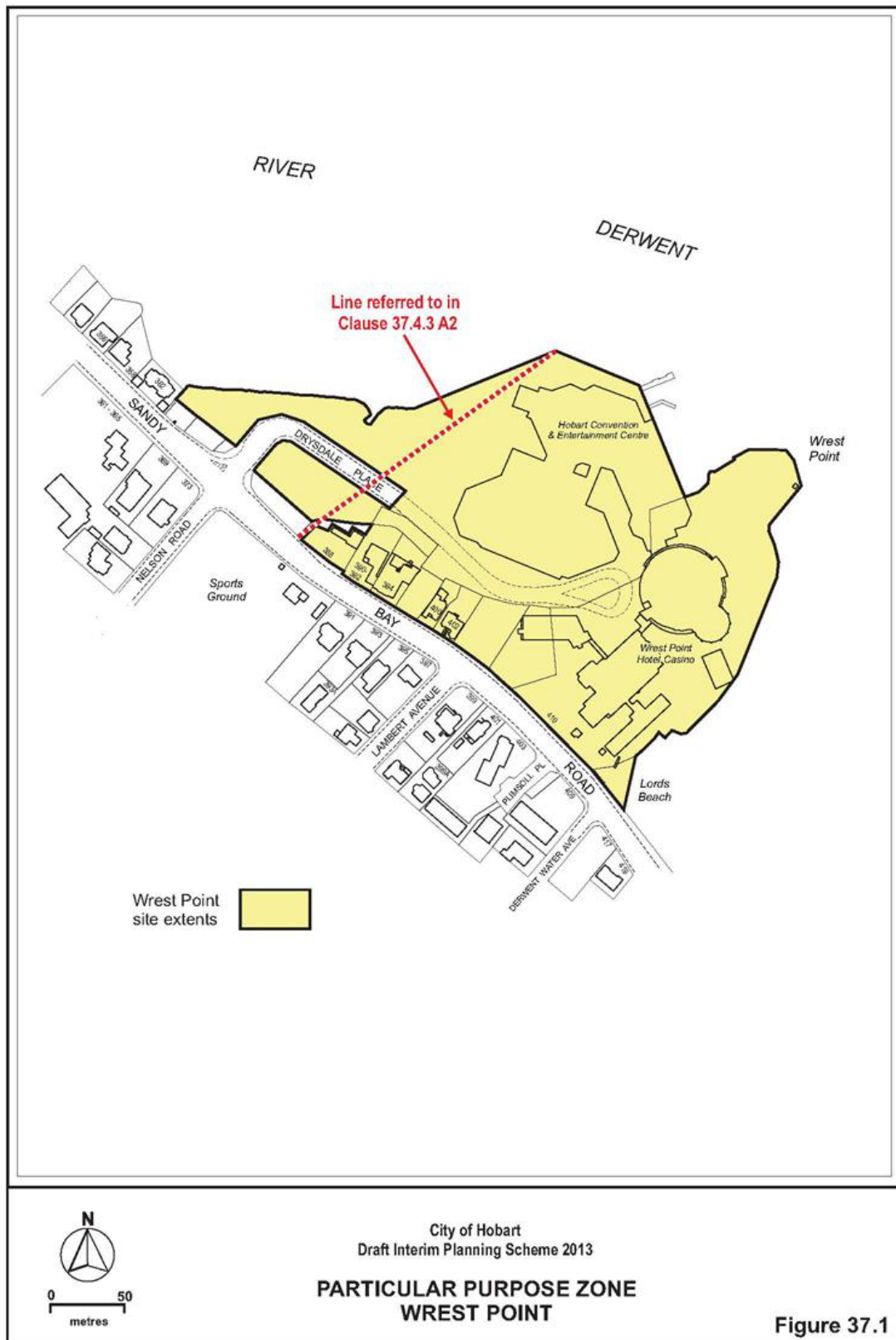
|  |   |
|--|---|
|  | (h) the Desired Future Character Statement provided for the area. |
|--|---|

## 37.5 Development Standards for Subdivision

### 37.5.1 Subdivision

| Objective:   |  |
|--|--|
| To ensure that subdivision provides sufficient land area for the physical demands of allowable uses. |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>No acceptable solution  | <b>P1</b><br>(a) Lots must have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use.<br>(b) Subdivision should be to facilitate a use consistent with the zone objective and must not compromise the use of the complex as a tourist and entertainment destination. |

Figure 37.1 Wrest Point



## 38.0 Particular Purpose Zone 7 - Battery Point Slipyards

### 38.1 Zone Purpose

#### 38.1.1 Zone Purpose Statements

To conserve and enhance the Battery Point slipyards as a site of local and national heritage significance by:

- (a) supporting its traditional use for boat building and slipyard activities;
- (b) providing for uses that maintain ongoing links with the areas industrial maritime past;
- (c) providing for uses related to the history of the area and its relationship with the River Derwent; and
- (d) maintaining the key elements of its physical heritage and character.

#### 38.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

#### 38.1.3 Desired Future Character Statements

| Desired Future Character Statements  | Implementation Strategy   |
|--|---|
| <p>Conservation of the significant elements of the Battery Point Slipyards should continue as the leading priority in the future use and development of the zone. Existing structures and slipyards which are of historic or visual importance should be retained.</p> <p>It is desirable that the primary use of the buildings and land should remain as small scale slipyard related activities i.e. boat building, repair and maintenance. It is recognised however that boat building and slipyard uses have been in decline for some time and are unlikely to remain significant uses in the longer term.</p> <p>Given this situation it is proposed that other compatible uses can occur. Examples of compatible uses include the use of the workshops and sheds as working spaces for craftsmen or artists.</p> <p>Uses that encourage appreciation and interpretation of the slipyards and its significant features may also be suitable. These include a boat building museum, exhibition space or a small cafe to encourage visitation and service visitors and tenants on the site.</p> <p>Traditional boat building as an education or leisure activity is also encouraged to ensure that the links to the historic function of the slipyards are maintained.</p> <p>A restored jetty may also be used for mooring small recreational vessels. A</p> | <p>Battery Point Slipyards Conservation Management Plan (April 2008)</p> <p>Use and development standards</p> |

|   |  |
|---|--|
| <p>marina type or scale of use where yachts would be moored is not appropriate as it would not suit the small scale use and appearance of the site.</p> <p>The reuse of the existing buildings of significance for compatible purposes is encouraged in preference to the construction of new buildings. Any new buildings should not render an existing building of significance (as shown in figure 38.1) redundant.</p> <p>A daily use of the buildings is preferable to maintain an active, working site. The use of buildings on site primarily for storage is not appropriate, although the use of smaller buildings for some ancillary storage is acceptable.</p> <p>It is important that the traditional scale, openness and general informality of buildings, slipways and work spaces is maintained and that new building or structures do not detract aesthetically from the character and appearance of the area.</p> <p>Continued public access to the foreshore should be accommodated within the constraints of protecting public safety and providing an adequate level of security for property.</p> |  |
|---|--|

### 38.2 Use Table

| Use Class                          | Qualification  |
|------------------------------------|--|
| <b>No Permit Required</b>          |  |
| Passive recreation                 |  |
| <b>Permitted</b>                   |  |
| Manufacturing and processing       | Only if boat building or slipyard related use  |
| <b>Discretionary</b>               |  |
| Business and Professional Services | <p>Only if a use which:</p> <ul style="list-style-type: none"> <li>(a) relates to slipyard activity; and</li> <li>(b) does not duplicate another use in the same use class already operating in the slipyards area; and</li> <li>(c) is essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</li> </ul> |

|                                   |  |
|-----------------------------------|--|
|                                   | (d) would facilitate the adaptation of a building of high or medium significance (as shown in Figure 38.1), in accordance with the Battery Point Slipyards Conservation Management Plan.   |
| General Retail and Hire           | <p>Only if a use which:</p> <ul style="list-style-type: none"> <li>(a) relates to slipyard activity; and</li> <li>(b) does not duplicate another use in the same use class already operating in the slipyards area; and</li> <li>(c) is essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</li> <li>(d) would facilitate the adaptation of a building of high or medium significance (as shown in Figure 38.1), in accordance with the Battery Point Slipyards Conservation Management Plan.</li> </ul> |
| Research and Development          | <p>Only if a use which:</p> <ul style="list-style-type: none"> <li>(a) relates to slipyard activity; and</li> <li>(b) does not duplicate another use in the same use class already operating in the slipyards area; and</li> <li>(c) is essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</li> <li>(d) would facilitate the adaptation of a building of high or medium significance (as shown in Figure 38.1), in accordance with the Battery Point Slipyards Conservation Management Plan.</li> </ul> |
| Educational and Occasional Care   | Only if an educational use relating directly to boat building or slipyard activity   |
| Community meeting & entertainment | Only if art and craft centre, art gallery or other use that maintains ongoing links with the area's industrial maritime past, or for a use related to the history of the area and the River Derwent  |
| Food services                     | Only if in association with a community meeting & entertainment, educational and occasional care or tourist operation use  |
| Manufacturing and processing      | <p>Except if permitted</p> <p>Only if a use which is:</p>  |



|  |   |
|--|---|
|  | <p>(a) essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; or</p> <p>(b) directly related to boat building or slipyard activity.</p>  |
| Natural and Cultural Values Management |   |
| Residential                            | Only if a caretakers dwelling that is essential to a use allowed in the Zone  |
| Storage                                | <p>Only if a use which:</p> <p>(a) relates to slipyard activity, or</p> <p>(b) is essential to maintain the economic viability of a slipyard on the site and that would otherwise close, without an activity from this use class being introduced; or</p> <p>(c) would facilitate the adaptation of a building of high or medium significance (as shown in Figure 38.1), in accordance with the Battery Point Slipyards Conservation Management Plan.</p> |
| Tourist operation                      | Only if a use that maintains ongoing links with the area's industrial maritime past, or for a use related to the history of the area and the River Derwent  |
| Utilities                              |   |
| Vehicle Parking                        | Only if essential for the ongoing activity of the slipyards site and provided in accordance with the Battery Point Slipyards Conservation Management Plan   |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

### 38.3 Use Standards

#### 38.3.1 Minimisation of Impact of Industrial and Other Uses

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that the amenity of nearby residential areas is not unduly affected by emissions, noise, traffic, parking and other impacts. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>(a) The maximum size of boats built or slipped is 100 tonnes in weight or 30m in length.</p> <p>(b) Hours of operation within the Slipyards, other than within a building, must be between 7.00am and 9.00pm</p> <p>(c) A café, restaurant, kiosk or similar facility must only operate within the hours of 9.00am to 6.00pm daily.</p> | <p><b>P1</b></p> <p>Any use must demonstrate that its operation will not cause significant direct and indirect environmental risk or unreasonable amenity impacts.</p> |
|---|--|

### 38.3.2 Uses not related to Boat Building or Slipyard Activity

|   |   |
|---|---|
| Objective:  |   |
| To allow uses other than boat building or uses related to slipyard activity within the slipyards site where they will assist in maintaining the traditional industrial character of the slipyards or its conservation as a heritage place.  |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>(a) The use must not exceed 25% of the total floor area occupied by the Slipyard lessee at the 28th June 2007.</p> <p>(b) Ancillary office space must be limited to 15% of the total floor area occupied by the Slipyard lessee at the at the 28th June 2007.</p> <p>(c) The use must not require the erection of any buildings or structures.</p> <p>(d) The use must not involve the storage of goods or materials outside of a building other than those goods used as a part of boat building or other slipyard activity.</p> <p>(e) The use must not involve goods being displayed for sale in the open.</p> | <p><b>P1</b></p> <p>The mix and intensity of use is consistent with the Desired Future Character Statement.</p> |

## 38.4 Development Standards for buildings and works

### 38.4.1 Building Height

|            |
|------------|
| Objective: |
|------------|

To ensure that the height and design of new buildings or additions to existing buildings contributes to the conservation and enhancement of the cultural heritage and character of the slipyards area.

| Acceptable Solutions   | Performance Criteria   |
|--|--|
| <p><b>A1</b></p> <p>New buildings or additions to existing buildings must be designed to ensure that they have a maximum eaves height above ground floor level of 6m and an overall maximum building height to the roof ridge of 7.5m, or 6m if adjacent to the Mariner’s Cottage.</p> | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) buildings must be of a height that reinforces the character of the slipyards site which comprises a mixture of single and double storey buildings;</li> <li>(b) significant buildings must not appear to be overwhelmed by the scale of new buildings.</li> <li>(c) key views as shown in Figure 38.1 are retained.</li> <li>(d) the form, appearance and materials of new buildings or additions must reflect the traditional industrial character of the slipyards area.</li> <li>(e) new buildings or additions to existing buildings must: <ul style="list-style-type: none"> <li>(i) be of an industrial appearance, similar to existing buildings in the area;</li> <li>(ii) be designed in a contemporary manner and not falsely recreate the appearance of age;</li> <li>(iii) have a simple, shed like form and appearance with a skillion or gable roof;</li> <li>(iv) be clad in timber or sheet metal;</li> <li>(v) have a similar ratio of openings to solid wall as existing buildings. ( Large areas of glazing to buildings are generally not appropriate);</li> <li>(vi) large openings facing the foreshore with large doors are acceptable where compatible with the boat shed</li> </ul> </li> </ul> |

|  |   |
|--|---|
|  | <p>or workshop style of existing buildings in the area;</p> <p>(vii) in the repair of buildings of medium or high significance similar materials and finishes are used.</p> |
|--|---|

### 38.4.2 Existing Buildings and Structures of no Heritage Significance

| Objective:   |  |
|--|--|
| To allow for the removal or alteration of existing buildings and structures that have no identified heritage significance, where this has no impact upon the overall significance of the slipyards area. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>  | <p><b>P1</b></p> <p>For existing buildings and structures that have no identified heritage significance in Figure 38.1:</p> <p>(a) demolition or removal of a building or structure will be subject to the approval of plans for a replacement building or structure;</p> <p>(b) additions and alterations to existing buildings are allowed where the overall exterior form, materials and appearance of the building are retained.</p> |

### 38.4.3 Design

| Objective:   |  |
|--|--|
| To retain the traditional openness of the slipyards site and the informal siting of buildings, slipways and work spaces. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Additions to existing buildings must not exceed 25% of the existing footprint.</p>                   | <p><b>P1</b></p> <p>New buildings or additions must retain adequate space between buildings and the sense of openness of the area.</p> |
| <p><b>A2</b></p> <p>New buildings or additions must be at least 1m from existing buildings.</p>                          | <p><b>P2</b></p>   |

|   |  |
|---|--|
|   | The setbacks of new buildings from buildings of high and medium significance should reflect the existing spacing between buildings.  |
| <b>A3</b><br>New buildings must be sited in an east-west, linear orientation similar to buildings identified as B12 and B14 in Figure 38.1. | <b>P3</b><br>New buildings must be of a linear floor plan and adopt an east-west orientation, similar to existing buildings in the slipyards area and must not be sited over the boundaries of historic slip sites, as shown in Figure 38.1. |

#### 38.4.4 Landscaping

|  |   |
|--|---|
| Objective:   |   |
| To ensure that landscape elements and works retain and conserve the built and archaeological heritage of the site and key views. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution  | <b>P1</b><br>(a) Trees must be sited and of a species to ensure key views are retained.<br><br>(b) Hard landscaping is required for the slipyards site, except for the area around the Mariner's Cottage. |

#### 38.4.5 Public Access

|  |   |
|--|---|
| Objective:   |   |
| To retain public access around the slipyards site and to the foreshore while ensuring adequate provision for public safety and security of property.                                       |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>(a) Public access to the foreshore as available at the commencement date of this planning scheme must be retained.<br><br>(b) Existing fenced areas must not be not extended. | <b>P1</b><br>(a) Small fenced off yards may be appropriate where:<br><br>(i) fencing is of an industrial nature such as chain wire mesh and permeable, with the exception for land adjacent to the Mariner's Cottage; and<br><br>(ii) key views are not obstructed. |

|  |  |
|--|--|
|  | <p>(b) Adequate public safety measures for public access areas must be ensured.</p> <p>(c) Restriction on public access is approved only where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>(i) it is necessary for public safety or security of property; and</li> <li>(ii) alternative and satisfactory public access around the slipyards site is retained or provided.</li> </ul> |
|--|--|

### 38.4.6 Existing Buildings and Structures of Heritage Significance

| Objective:   |   |
|--|---|
| To retain those elements that contribute to an understanding of the cultural significance of the slipyards site. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>No Acceptable Solution</p>   | <p><b>P1</b></p> <p>For elements identified as being of high and medium significance in Figure 38.1:</p> <ul style="list-style-type: none"> <li>(a) demolition or removal of a building or structure is prohibited unless the building or structure is shown to be structurally unsound and will be subject to the approval of plans for a replacement building or structure;</li> <li>(b) retain the structure, exterior form and materials of buildings;</li> <li>(c) allow adaptation of buildings or structures for alternative uses where the exterior form, materials and appearance are retained;</li> <li>(d) changes to openings must be essential for adaptation purposes;</li> <li>(e) additions and alterations to existing buildings are necessary: <ul style="list-style-type: none"> <li>(i) to allow for ongoing use of the building or structure for boat building or slipyard activity; or</li> </ul> </li> </ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(ii) to meet building code or structural requirements; or</li> <li>(iii) for the provision of services; or</li> <li>(iv) where no damage to significant elements will occur; and</li> <li>(v) space between the proposed and adjacent structures is retained;</li> </ul> <p>and;</p> <ul style="list-style-type: none"> <li>(f) modifications to the interior of a building do not change its external appearance.</li> </ul> |
|--|--|

#### 38.4.7 Areas of Archaeological Significance

|  |   |
|--|---|
| Objective:   |   |
| To ensure that places of archaeological significance are appropriately managed and conserved.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p>A1</p> <ul style="list-style-type: none"> <li>(a) Proposals for development on the archaeological sites shown on Figure 38.1 must be accompanied by a statement by a qualified archaeologist that either the site has been surveyed previously and found not to be of historical archaeological significance or that the nature of the development will not result in destruction of any aspects of items of historical archaeological significance.</li> <li>(b) New buildings or structures must not be within the Ross Patent Slip area, as shown in Figure 38.1. Trees or shrubs must not be directly planted above this area.</li> </ul> | <p><b>P1</b></p> <p>Places shown in Figure 38.1 as having known archaeological significance, or as having high or medium archaeological potential, must be appropriately managed and conserved.</p> |

#### 38.4.8 Signs

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To ensure that signs do not detract from the amenity and character of the slipyards area or the surrounding residential area. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |

|  |  |
|--|--|
| <p><b>A1</b></p> <p>(a) Signs within the slipyards site must relate to the operation and identification of businesses on the site, the display of necessary public information or the interpretation of the heritage of the site.</p> <p>(b) Only wall mounted signs not exceeding a total of 2m<sup>2</sup> in area may be displayed.</p> | <p><b>P1</b></p> <p>New signs must be designed and sited to:</p> <p>(a) be in keeping with the character of a building or property; and</p> <p>(b) retain the character of the slipyards site or Napoleon Street; and</p> <p>(c) respect the identified heritage elements of the site.</p> |
|--|--|

## 38.5 Development Standards for Subdivision

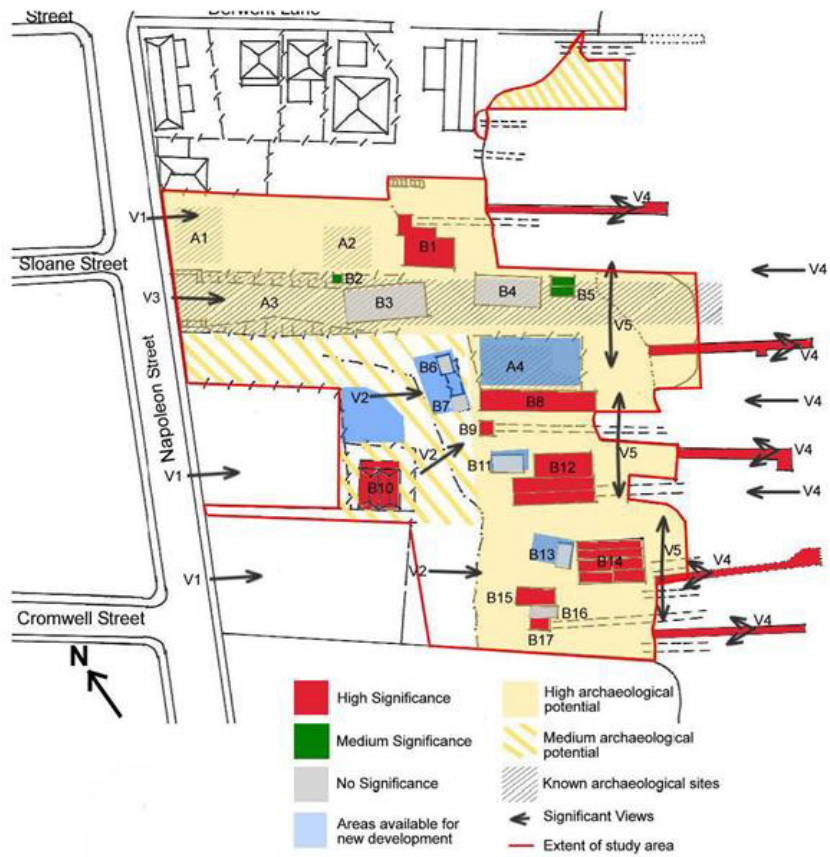
### 38.5.1 Subdivision

|  |   |
|--|---|
| Objective:   |   |
| To reinforce the historical division between slipyard sites and retain the integrity of the slipyards area as a whole. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No Acceptable Solution</p>   | <p><b>P1</b></p> <p>Subdivision must satisfy all of the following:</p> <p>(a) be required for the sale or re-leasing of land;</p> <p>(b) be necessary to ensure the ongoing operation of the site for boat building, slipyard activity or to facilitate other approved uses;</p> <p>(c) ensure that the historical division between the slipyards sites is retained and reinforced;</p> <p>(d) not occur within the historically separate slip sites;</p> <p>(e) new lots must have sufficient area and dimensions for the intended uses and associated facilities (e.g. access, delivery of goods, storage and parking).</p> |

Figure 38.1 Significant Elements



|  |  |
|--|--|
| <p><b>Elements of High Significance</b></p> <p>B1 – Creese’s Workshop<br/> B8 – Muirs Engineering Workshop<br/> (incorporating wall of smokehouses)<br/> B9 – Muirs slip winch and shelter<br/> B10 – Mariners Cottage<br/> B12 – Muirs Workshops<br/> B14 – Taylor Bros Workshops<br/> B15 – Engineering shop<br/> B38 – Taylor Bros Slip winch and shelter<br/> All jetties within the study area (regardless of condition)<br/> All operational and remnant slips and associated winches in the study area<br/> The former Ross Patent Slip stone retaining wall and remnant boiler</p> | <p><b>Elements of Medium Significance</b></p> <p>B2 – Toilet<br/> B5 – Kiosk</p>   |
| <p><b>Significant Views</b></p> <p>V1 - Views from Napoleon Street over slipyards to the River Derwent<br/> V2 - Views from the ridge on the site over the slipyards to the River Derwent<br/> V3 - View from Napoleon Street down the former Ross Patent Slip<br/> V4 - Views from jetties and the River Derwent toward the slipyards<br/> V5 - Views across the slipyards site from foreshore areas</p>  | <p><b>Archaeological Sites</b></p> <p>Archaeological sites and respective significance levels are marked on the New Development Policy Plan.<br/> There are four known archaeological sites of high significance as follows.<br/> A1 - Site of 3 conjoined cottages<br/> A2 - Site of cottage<br/> A3 - Site of Ross Patent Slip<br/> A4 - Site of Smokehouses</p> |



**Figure 38.1**  
**Significant Elements**

## 39.0 Particular Purpose Zone 8 - University of Tasmania (Domain House Campus) and Philip Smith Centre

### 39.1 Zone Purpose

#### 39.1.1 Zone Purpose Statements

39.1.1.1 To provide for the use, enjoyment and contemporary development of the University of Tasmania (Domain House Campus) for tertiary and associated education, cultural and community purposes.

39.1.1.2 To provide for the use and development of the Philip Smith Centre and surrounds for community and associated education and training purposes.

39.1.1.3 To allow for the economic, cultural and social use of land within the zone in a manner which facilitates its purpose and [conservation](#) as a significant historic place while maintaining the amenity of nearby residential areas and enhancing the social, cultural and contemporary amenity of the zone.

#### 39.1.2 Local Area Objectives

There are no local area objectives for the zone.

#### 39.1.3 Desired Future Character Statements

| Desired Future Character Statements  | Implementation Strategy              |
|--|--------------------------------------|
| <p>The primary uses in the zone should be for tertiary and allied education and training and associated purposes complemented by cultural and community uses.</p> <p>Conservation and contemporary enhancement of the estate and buildings should encourage and guide future use and development in the zone.</p> <p>Existing buildings or structures which are of historic, social, cultural or visual importance should be enhanced, retained or conserved along with their interstitial setting.</p> <p>Unsympathetic site elements identified as of minor significance can be considered for removal if there is a demonstrated benefit for the overall site.</p> <p>The core of historical buildings should form a focus for new development serving contemporary and supporting uses.</p> <p>The location of any new building development should respect the following:</p> <ul style="list-style-type: none"> <li>• Long and short views from within and to the site, and from and to the buildings;</li> </ul> | <p>Use and development standards</p> |

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• protection and enhancement of the ambience and interstitial relationships of existing buildings and the presentation of their significant physical features;</li> <li>• preservation of sunlight and general amenity of buildings;</li> <li>• establishment of coherent spatial relationships with existing buildings to enhance their presence and to present a more cohesive picture of a developed and landscaped site dominating the north east side of the city.</li> </ul> <p>Vehicular parking should be minimised and established on the site periphery or by means not obviously visible or intrusive to the site. Vehicular parking should be screened by appropriate contemporary means or planting or terracing.</p> <p>Parking for new buildings is not required. If it is to be provided, parking should if possible be underneath buildings where facilitated by sloping sites and site access entries and screened from visual obtrusiveness by appropriate contemporary treatments or landscaping.</p> |  |
|--|--|

## 39.2 Use Table

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Natural and Cultural Values Management |  |
| Passive recreation                     |  |
| Utilities                              | Only if located below the ground   |
| <b>Permitted</b>                       |  |
| Business and professional services     | Only if primarily catering for the needs of students, staff or of visitors arising from their use of the land for tertiary education, community education or training purposes |
| Community meeting & entertainment      | Only if community meeting facility   |
| Educational and occasional care        |  |
| Food services                          | Except if take-away food premises<br><br>Only if primarily catering for students, staff or the needs of visitors   |

|                                    |  |
|------------------------------------|--|
| General retail and hire            | Only if primarily catering for students, staff or the needs of visitors                    |
| Research and development           |  |
| Residential                        | Only if student or staff accommodation   |
| Sports and recreation              |  |
| Storage                            | Only if for goods associated with the needs of a tertiary education and community facility |
| Vehicle parking                    | Only if primarily catering for students, staff or the needs of visitors                    |
| <b>Discretionary</b>               |  |
| Business and professional services | Except if permitted  |
| Community meeting & entertainment  | Except if permitted  |
| Residential                        | Except if permitted  |
| Storage                            | Except if permitted  |
| Utilities                          | Except if no permit required   |
| Visitor accommodation              | Only if vacational letting of student accommodation  |
| <b>Prohibited</b>                  |  |
| All other uses                     |  |

### 39.3 Use Standards

#### 39.3.1 Non-Residential Use

|  |   |
|--|---|
| Objective:   |   |
| To ensure that non-residential use does not unreasonably impact residential amenity in the adjoining Inner Residential Zone while ensuring that educational facilities can be accessed for study out of hours. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b>  | <b>P1</b><br>Hours of operation must not have an unreasonable impact upon the residential |

|   |   |
|---|---|
| A non-residential use, except an educational use, must have hours of operation within 8.00 am to 6.00 pm. | amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent. |
|---|---|

### 39.3.2 Noise

| Objective:  |   |
|---|---|
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LMax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> | <p><b>P1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p> |

### 39.3.3 External Lighting

| Objective:   |  |
|--|--|
| To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting</p> | <p><b>P1</b></p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> |

|   |  |
|---|--|
| (a) security lighting must be baffled to ensure they do not cause emission of light outside the zone. | (a) level of illumination and duration of lighting;<br>(b) distance to habitable rooms in an adjacent dwellings. |
|---|--|

### 39.3.4 Commercial Vehicle Movements

| Objective:  |   |
|---|---|
| To ensure that commercial vehicle movements not have unreasonable impact on residential amenity.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from the site must be within the hours of:</p> <p>(a) 7.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 10.00 am to 6.00 pm Sundays.</p> | <p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from the site must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p> |

## 39.4 Development Standards for Buildings and Works

### 39.4.1 Building Height

|   |
|---|
| Objective:  |
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in the Inner Residential Zone. |

| Acceptable Solutions  | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>Building height must be no more than 13m or RL 38.5 State Datum, whichever is the lesser.</p> | <p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with the Desired Future Character Statement provided for the area;</li> <li>(b) be compatible with the streetscape, cultural heritage and landscape values;</li> <li>(c) be sufficient to prevent unreasonable adverse impacts on residential amenity by: <ul style="list-style-type: none"> <li>(i) overlooking and loss of privacy;</li> <li>(ii) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</li> <li>(iii) visual impact due to bulk and height.</li> </ul> </li> </ul> |

#### 39.4.2 Setback

| Objective:   |   |
|--|---|
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on heritage values or residential amenity of land in the Inner Residential Zone.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Building setback from a frontage must be:</p> <ul style="list-style-type: none"> <li>(a) on Aberdeen Street, behind a line that is a projection of the façade plane of Domain House which faces Aberdeen St;</li> <li>(b) on Brooker Avenue, behind a line that is a projection of the façade plane of the former Electrical Engineering building (now Nurse Education) which faces Brooker Avenue;</li> </ul> | <p><b>P1</b></p> <p>New buildings on the site must have a boundary setback that is consistent with contemporary practices for a heritage site and which compliments and enhances the adjoining heritage buildings, interstitial spaces and amenity of the site and appearance of the streetscape.</p> |



|   |  |
|---|--|
| (c) on Edward Street, behind a line that is a projection of the façade plane of the Phillip Smith building which faces Edward Street. |  |
|---|--|

### 39.4.3 Site coverage

|  |   |
|--|---|
| Objective:   |   |
| To ensure that the building density enhances and maintains the character of the streetscape and landscape setting. |   |
| <b>A1</b><br>A site coverage of not more than 35%.   | <b>P1</b><br>Site coverage must be sympathetic to the landscape setting, interstitial spaces and the setting of heritage buildings, maintain adequate areas of open space, preserve view corridors to and from the site and protect streetscape values. |

### 39.4.4 Fencing

|   |  |
|---|--|
| Objective:  |  |
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Except if a reconstructed historical fences, fencing must comply with all of the following:<br><br>(a) fences and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;<br><br>(b) fences along a frontage must be 30% transparent above a height of 1 m. | <b>P1</b><br>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon heritage values or the amenity of land in the Inner Residential Zone, having regard to all of the following:<br><br>(a) the height of the fence;<br><br>(b) the degree of transparency of the fence;<br><br>(c) the location and extent of the fence;<br><br>(d) the design of the fence;<br><br>(e) the fence materials and construction;<br><br>(f) the nature of the use;<br><br>(g) the characteristics of the site, the streetscape and the locality, including fences; |

|  |   |
|--|---|
|  | (h) the Desired Future Character Statement provided for the area. |
|--|---|

### 39.4.5 Outdoor Storage Areas

| Objective:  |   |
|---|---|
| To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> | <p><b>P1</b></p> <p>Outdoor storage areas must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</li> <li>(b) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul> |

## 39.5 Development Standards for Subdivision

### 39.5.1 Subdivision

| Objective:   |   |
|--|---|
| To ensure that subdivision provides sufficient land area for the physical demands of allowable uses. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>No acceptable solution</p>   | <p><b>P1</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must be to provide for public open space, public services, utilities or an education related use;</li> <li>(b) Lots must have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use;</li> <li>(c) Subdivision must not compromise the use of the zone for educational purposes.</li> </ul> |

## 40.0 Particular Purpose Zone 9 - Cascade Brewery

## 40.1 Zone Purpose

### 40.1.1 Zone Purpose Statements

To allow for the continued economic use of the Cascade Brewery complex and its conservation and enhancement as an historic place of local and national significance while protecting the amenity of nearby residential areas.

### 40.1.2 Local Area Objectives

There are no local area objectives for the zone.

### 40.1.3 Desired Future Character Statements

There is no desired future character statement for this zone.

## 40.2 Use Table

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Natural and Cultural Values Management |   |
| Passive recreation                     |   |
| Utilities                              | Only if located below the ground  |
| <b>Permitted</b>                       |   |
| Manufacturing and processing           | Only if brewing and bottling, preparation of cordials, fruit juices, food and beverages, packaging and the manufacture of materials used in the packaging of food and beverage products |
| Storage                                | Only if related to goods manufactured or processed on site  |
| Transport depot and distribution       | Only if related to goods manufactured or processed on site  |
| <b>Discretionary</b>                   |   |
| Business and professional services     | Only if related to the manufacturing or processing of goods on the site   |
| Community meeting & entertainment      | Only if a function centre on the Cascade Brewery site or as part of visitor services provided at Cascade Brewery  |
| Food services                          | Only if on the Cascade Brewery site and as part of visitor services provided at Cascade Brewery   |

|                              |  |
|------------------------------|--|
| Residential                  |  |
| Recycling and waste disposal | Only if related to goods manufactured or processed on site |
| Research and development     |  |
| Visitor accommodation        | Only if not displacing a manufacturing and processing use  |
| Tourist operation            | Only if not displacing a manufacturing and processing use  |
| Utilities                    | Except if no permit required                               |
| <b>Prohibited</b>            |  |
| All Other Uses               |  |

### 40.3 Use Standards

No use standards in this zone.

### 40.4 Development Standards for Buildings and Works

#### 40.4.1 Building Height

|  |  |
|--|--|
| Objective:   |  |
| To ensure that building height contributes positively to the streetscape and minimises the impact of development on scenic and cultural landscape values of the Cascade Brewery and its setting.                   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>Building height must be no more than 9m, except on the northern side of Cascade Road where the maximum height of any new structure (not being a building) must not exceed that of the existing silos. | <b>P1</b><br>Height of development must not have an adverse impact on the amenity of the area or heritage, streetscape or scenic values. |

#### 40.4.2 Setback

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>                   |

|   |   |
|---|---|
| <p>Building setback from a frontage must be must be no less than 5m.</p>  | <p>Building setback from a frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) ensure visual intrusion is minimised;</li> <li>(b) protect the streetscape and landscape character.</li> </ul>  |
| <p><b>A2</b></p> <p>Building and storage area setback from a boundary with the General Residential Zone must be no less than 30m.</p> | <p><b>P2</b></p> <p>Building and storage area setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</li> <li>(b) overlooking and loss of privacy;</li> <li>(c) visual impact when viewed from adjoining lots,</li> </ul> <p>taking into account aspect and slope.</p> |

#### 40.4.3 Design

| <p>Objective:</p>   |  |
|---|--|
| <p>To ensure building alterations maintain the character of the streetscape.</p>    |  |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>Building alterations must not be visible from Cascade Road.</p> | <p><b>P1</b></p> <p>The proportions, materials, openings and decoration of building facades must contribute positively to the streetscape and reinforce the built environment of the area in which the site is situated.</p> |

#### 40.4.4 Landscaping

|  |
|--|
| <p>Objective:</p>  |
| <p>To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.</p> |

| Acceptable Solutions   | Performance Criteria  |
|--|---|
| <p><b>A1</b></p> <p>Along a boundary with the General Residential Zone, landscaping must be provided for a depth no less than 30m.</p> | <p><b>P1</b></p> <p>Along a boundary with the General Residential Zone, landscaping or a building design solution must be provided to conserve the cultural landscape values and avoid unreasonable adverse impact on the visual amenity of adjoining land in the General Residential Zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.</p> |

#### 40.4.5 Fencing

| Objective:   |   |
|--|---|
| To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <p>(a) fences and gates of greater height than 3 m must not be erected within 5 m of the frontage;</p> <p>(b) height of fences along a common boundary with land in any other zone must be no more than 2.1 m and must not contain barbed wire.</p> | <p><b>P1</b></p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences</p> |

### 40.5 Development Standards for Subdivision

#### 40.5.1 Subdivision

|  |   |
|--|---|
| Objective:   |   |
| To ensure that subdivision provides sufficient land area for the physical demands of allowable uses. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>No acceptable solution.   | <b>P1</b><br>Lots must have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use. |

## 41.0 Particular Purpose Zone 10 - Royal Hobart Hospital Campus

### 41.1 Zone Purpose

#### 41.1.1 Zone Purpose Statements

41.1.1.1 To recognise the important economic and social role played by the Royal Hobart Hospital and the critical health care benefits to the community in having a strong functioning hospital within easy reach a substantial population.

41.1.1.2 To recognise the central city context within which the hospital is situated and the reality that built form may not be consistent with the scale of development in the surrounding area due to site constraints and the need to ensure that the hospital provides the range of services required by the community.

41.1.1.3 To ensure the facility is primarily used as a hospital with ancillary hospital outpatient facilities and uses which provide services to users of the hospital.

#### 41.1.2 Local Area Objectives

There are no local area objectives for the zone.

#### 41.1.3 Desired Future Character Statements

There are no desired future character statements for the zone.

### 41.2 Use Table

| Use Class                          | Qualification                              |
|------------------------------------|--|
| <b>No Permit Required</b>          |  |
| Utilities                          | Only if located below the ground           |
| <b>Permitted</b>                   |  |
| Business and professional services | Only if consulting rooms or medical centre |
| Hospital services                  |  |

|  |   |
|--|---|
| Natural and cultural values management |   |
| Passive recreation                     |   |
| <b>Discretionary</b>                   |   |
| Educational and occasional care        | Only if day respite centre or childcare centre primarily for employees and patients of the hospital or visitors or related to medical education |
| Emergency services                     |   |
| Food services                          |   |
| General retail and hire                | Only if a pharmacy  |
| Research and development               | Only if related to medical research   |
| Residential                            |   |
| Sports and recreation                  | Only if a fitness centre or gymnasium   |
| Utilities                              | Except if no permit required  |
| Vehicle parking                        |   |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

### 41.3 Use Standards

There are no use standards in this zone.

#### 41.3.1 Noise

|   |   |
|---|---|
| Objective:  |   |
| To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity of nearby residential uses. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Electrical or mechanical plant and equipment or other service facilities must not result in:   | <b>P1</b><br>Electrical or mechanical plant and equipment or other service facilities must not cause disturbance or loss of amenity to occupiers of |



|   |   |
|---|---|
| (a) noise emissions exceeding 5dB(A) above background levels when measured at the boundary of an adjoining residential property; or | residential property in the vicinity due to noise or other emissions. |
| (b) smoke, dust or odorous emissions.   |   |

#### 41.3.2 External lighting

|  |  |
|--|--|
| Objective:   |  |
| To ensure that external lighting does not have unreasonable impact on residential amenity of nearby residential properties.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>New lighting must: <ul style="list-style-type: none"> <li>(a) comply with AS 1158 and AS 4282; and</li> <li>(b) not result in light spill onto windows of habitable rooms of surrounding residential properties.</li> </ul> | <b>P1</b><br>Light spill from external lighting must not create a nuisance for surrounding residential uses. |

#### 41.4 Development Standards for Buildings and Works

##### 41.4.1 Extent of Further Buildings and Works

|  |  |
|--|--|
| Objective:   |  |
| To ensure that the hospital has sufficient flexibility to extend and adapt to provide the range of services required by the community. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>Development and works other than minor protrusions are within the building envelope shown in Figure 41.1.                 | <b>P1</b><br>The proposal demonstrates that: <ul style="list-style-type: none"> <li>(a) the siting, bulk and design of the development is necessary to provide contemporary health care for the community;</li> <li>(b) the development is an appropriate solution having regard to site constraints; and</li> </ul> |

|  |   |
|--|---|
|  | (c) the building design will minimise unacceptable wind conditions in adjacent streets. |
|--|---|

#### 41.4.2 Outdoor Storage Areas

| Objective:  |  |
|---|--|
| To ensure that outdoor storage areas do not detract from the appearance of the site or the locality.    |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br>Medical waste or other refuse must be stored within a roofed building prior to collection. | <b>P1</b><br>The location and use of outside storage of medical waste or other refuse generated on site must not result in a detrimental impact on the vicinity due to odour, noise or visual intrusion. |
| <b>A2</b><br>Refuse storage areas and plant and equipment must not be visible from public streets.      | <b>P2</b><br>External storage areas and plant and equipment shall be screened by suitable fencing, walls, landscaping or other devices so that the visual impact on public streets is minimised.         |

#### 41.5 Development Standards for Subdivision

##### 41.5.1 Subdivision

| Objective:   |  |
|--|--|
| To ensure that subdivision provides sufficient land area for the physical demands of allowable uses. |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>No acceptable solution.   | <b>P1</b><br>Lots must have the appropriate area and dimensions to allow for the continuation of the existing hospital use or the development of an approved hospital related use. |

Figure 41.1 Building Envelopes

RHH Building Envelopes

Figure 41.1 Page 1

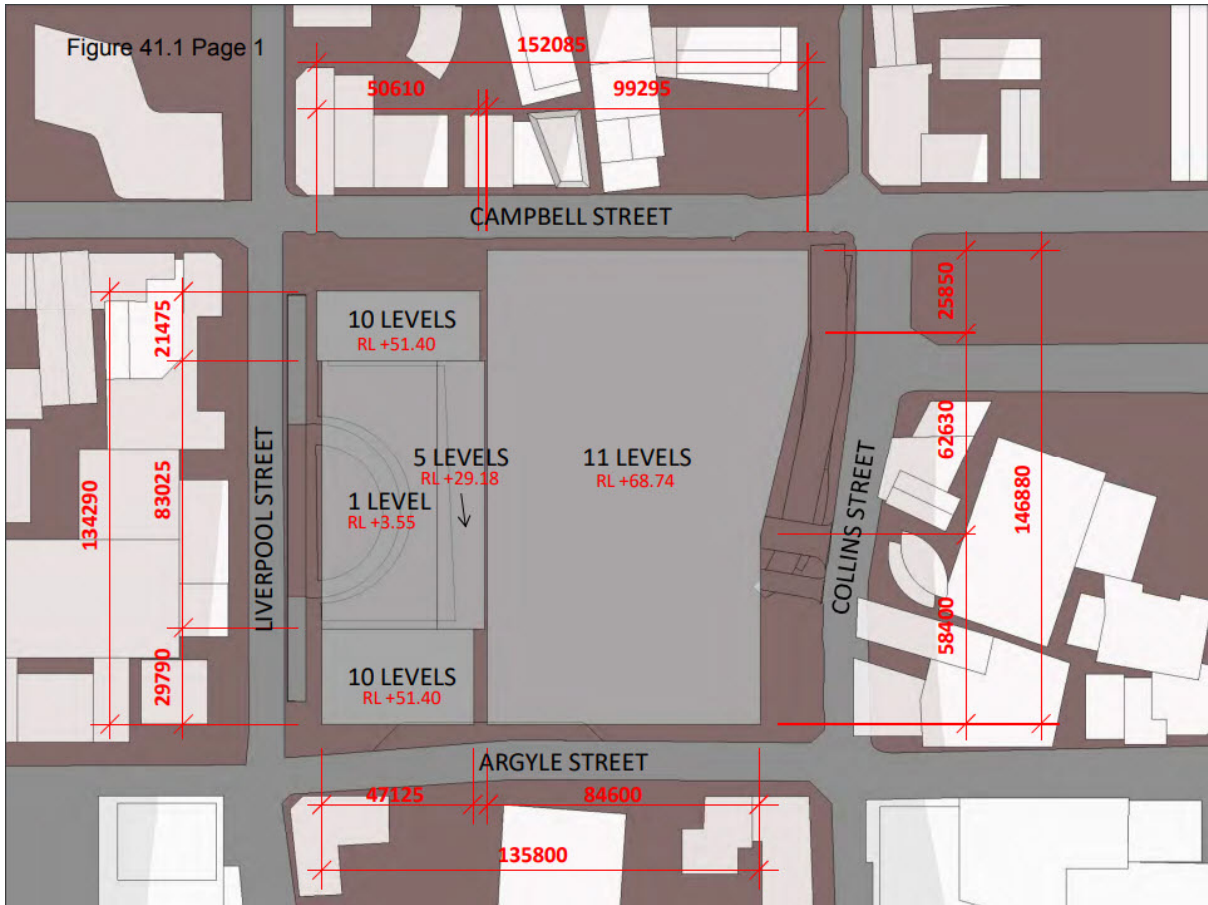


Figure 41.1 Page 2

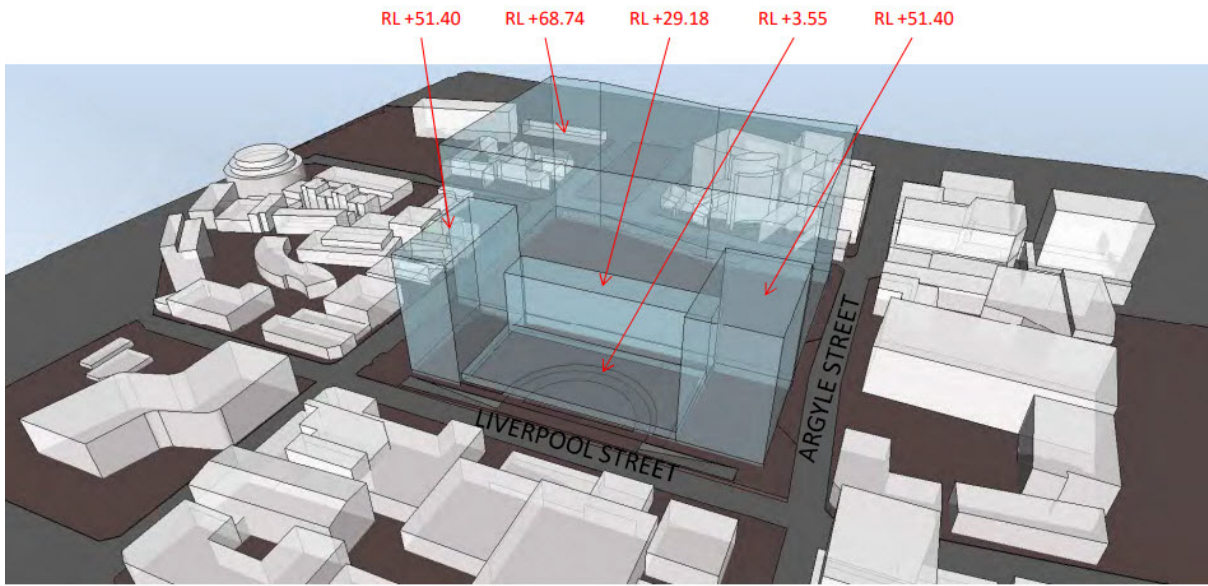


Figure 41.1 Page 3

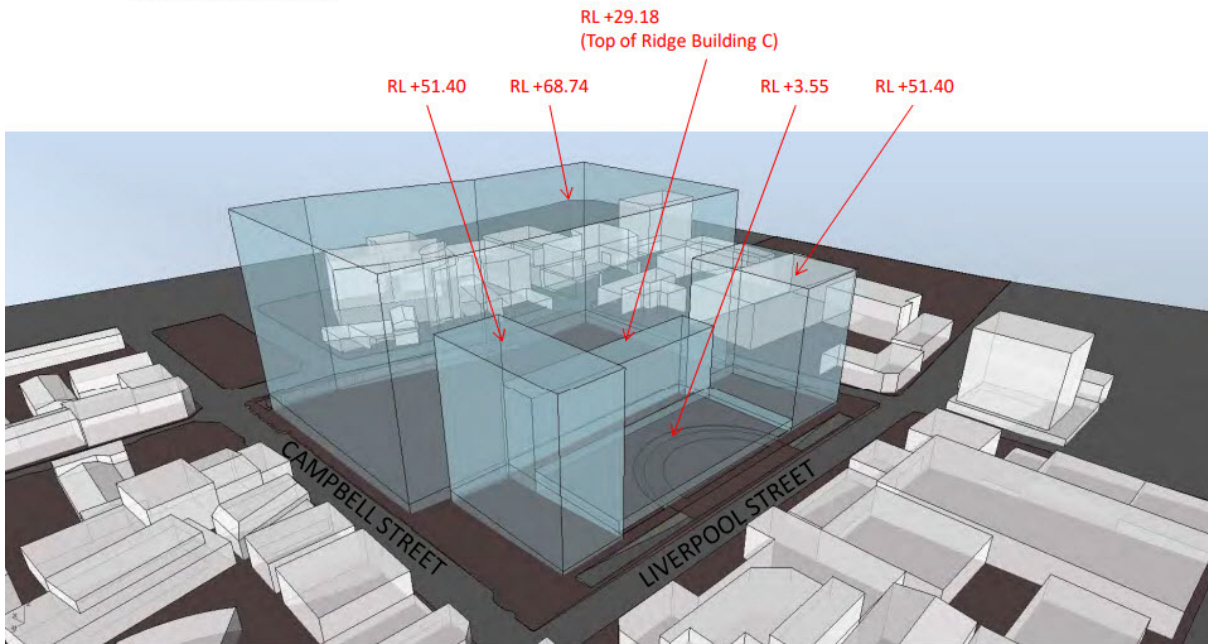


Figure 41.1 Page 4

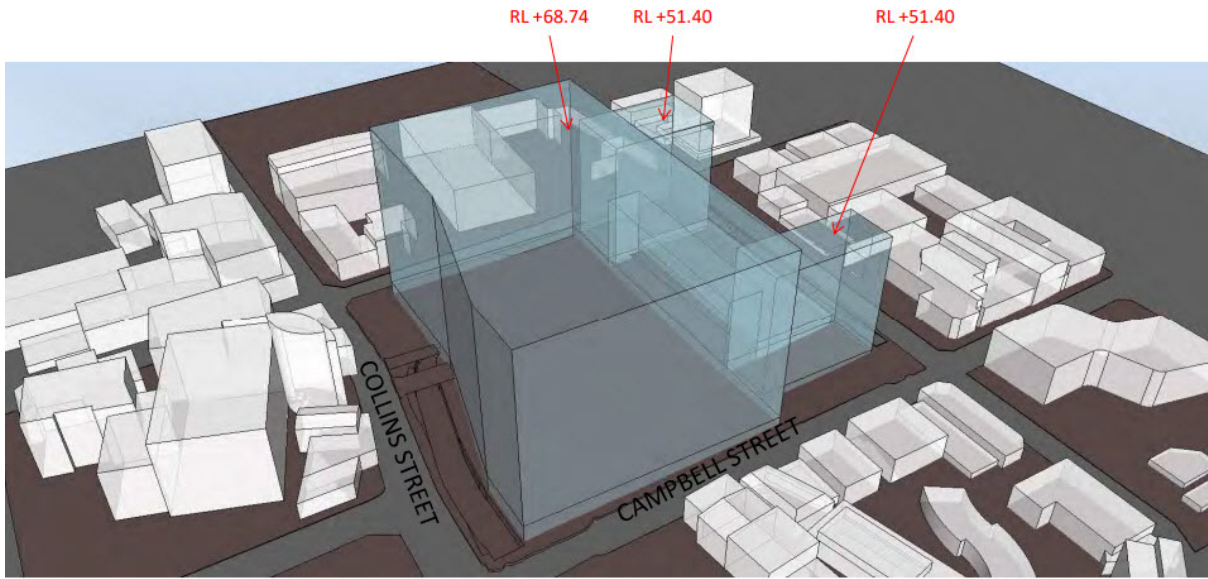


Figure 41.1 Page 5

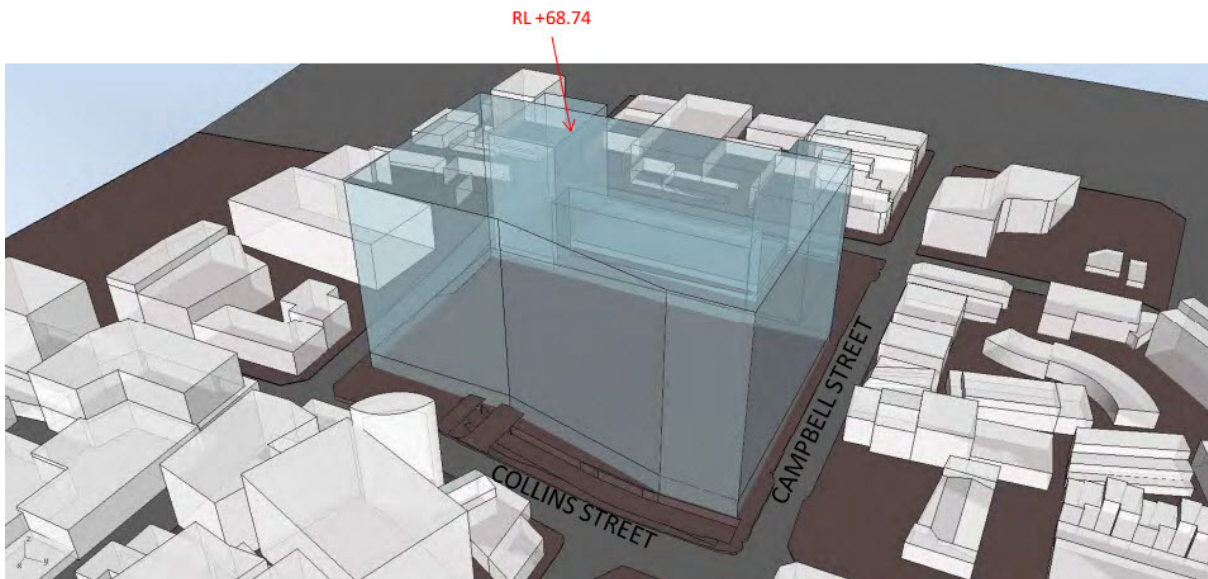




Figure 41.1 Page 6

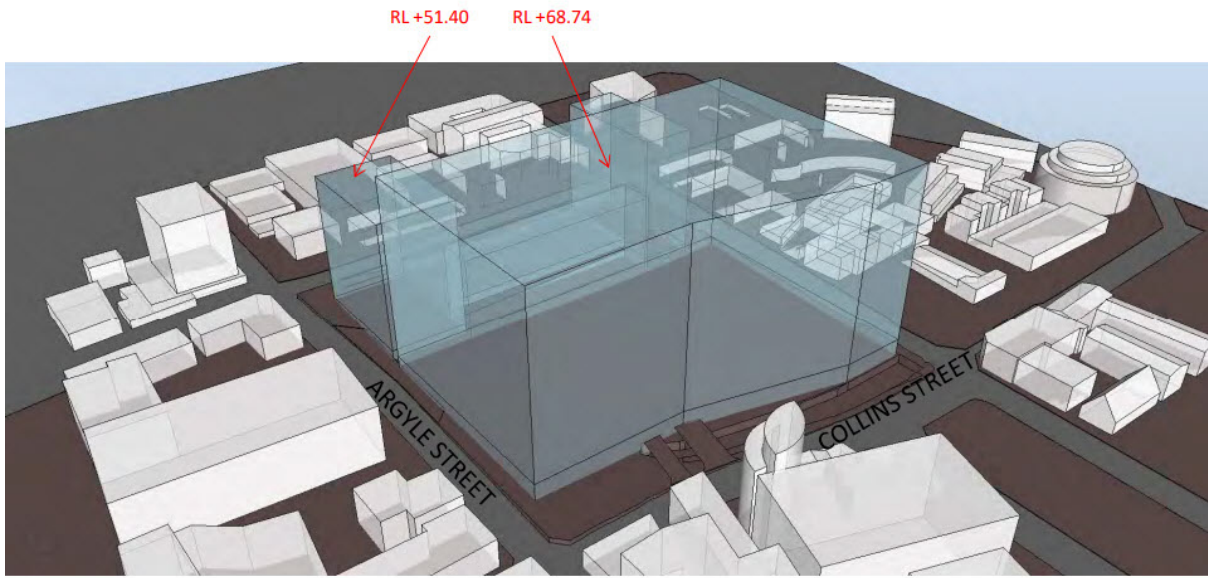


Figure 41.1 Page 7

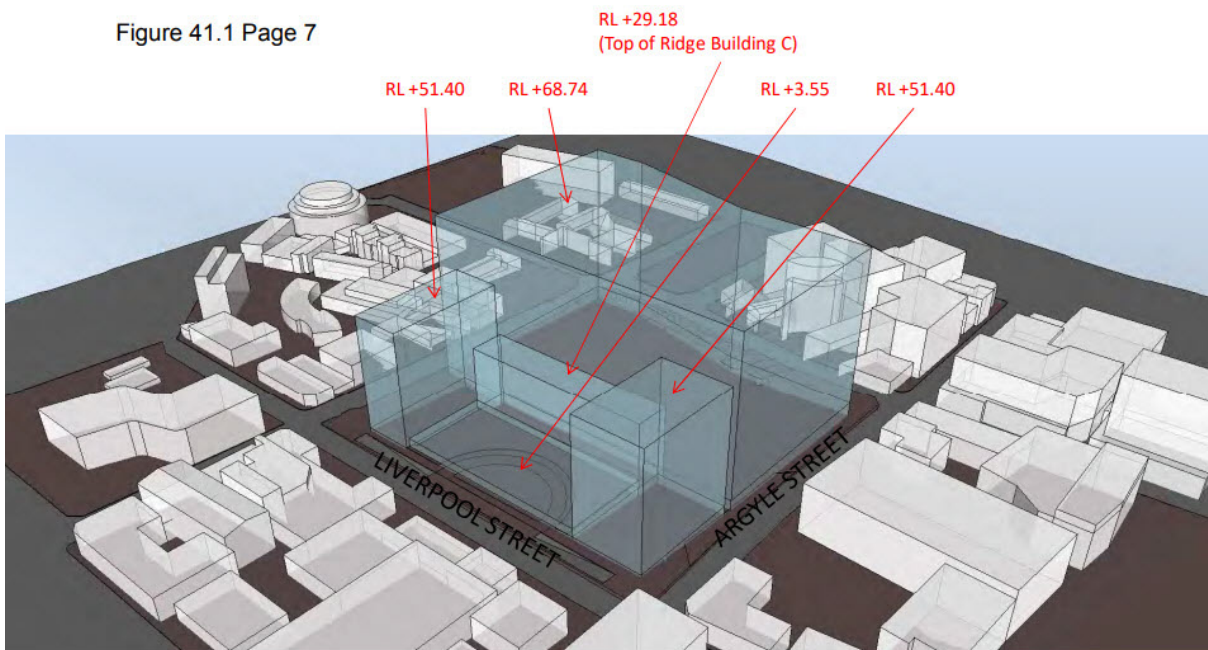
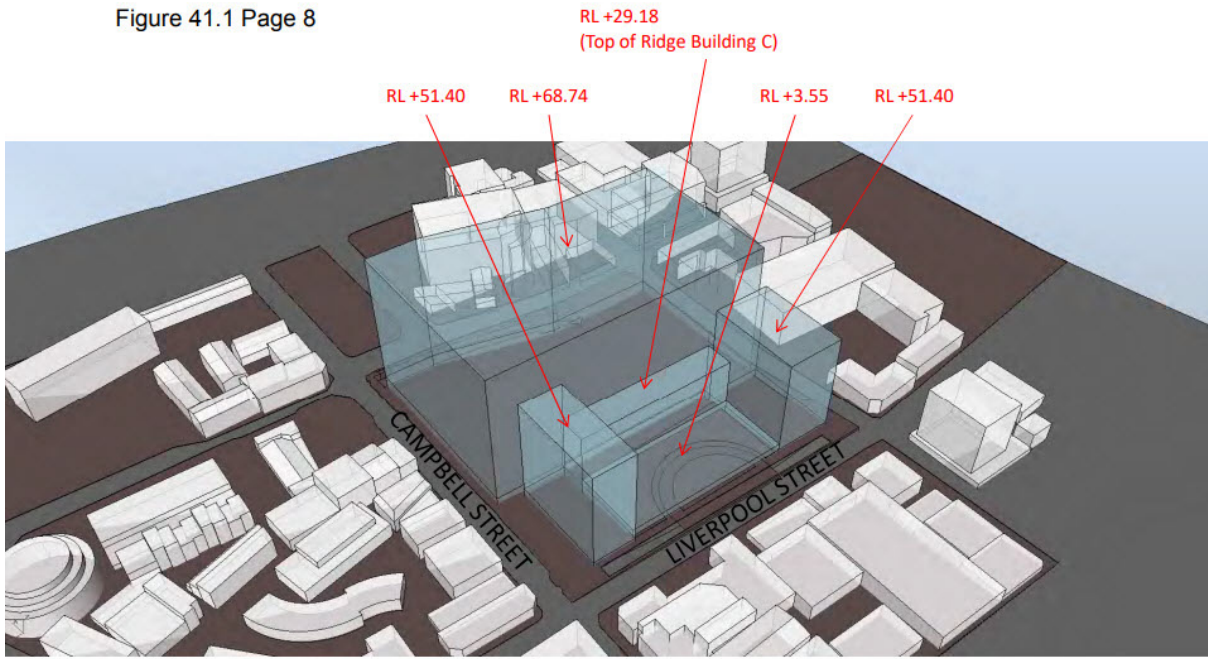


Figure 41.1 Page 8



# Part E

## Codes

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### E1.0 Bushfire-Prone Areas Code

#### E1.1 Purpose of the Bushfire-Prone Areas Code

E1.1.1 The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

#### E1.2 Application of this Code

E1.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

E1.2.2 A permit is required for all use and development to which this code applies that is not exempt from this code under clause E1.4.

#### E1.3 Definition of Terms in this Code

E1.3.1 In this code, unless the contrary intention appears:

| Term                            | Definition  |
|---------------------------------|---|
| accredited person               | means as defined in the Act.  |
| bushfire attack level (BAL)     | means the bushfire attack level as defined in <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i> .                              |
| bushfire hazard management plan | means as defined in the Act.  |
| bushfire protection measures    | means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.                             |
| bushfire-prone area             | means: <ul style="list-style-type: none"><li>(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or</li></ul> |



|                           |  |
|---------------------------|--|
|                           | (b) where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.   |
| bushfire-prone vegetation | means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.   |
| carriageway               | means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.   |
| contiguous                | means separated by less than 20m.  |
| fire fighting water point | means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.  |
| fire hydrant              | means as defined in Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning.  |
| group home                | means use of land for residential accommodation for people with disabilities.  |
| hardstand                 | means as defined in Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning.  |
| 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 minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.   |
| hazardous use             | E1.3 Bushfire-Prone Areas Code<br>means a use where:<br><br>(a) the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the Work Health and Safety Regulations 2012; or<br><br>(b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the <i>Explosives Act 2012</i> . |
| hose lay                  | means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.  |

|                     |   |
|---------------------|---|
| property access     | means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.   |
| respite centre      | means use of land for respite care for the sick, aged or persons with disabilities.   |
| static water supply | means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.   |
| tolerable risk      | means the lowest level of likely risk from the relevant hazard:<br>(a) to secure the benefits of a use or development in a relevant hazard area; and<br>(b) which can be managed through:<br>(i) routine regulatory measures; or<br>(ii) by specific hazard management measures for the intended life of each use or development. |
| TFS                 | means Tasmania Fire Service.  |
| vulnerable use      | E1.3 Bushfire-Prone Areas Code<br>means a use that is within one of the following Use Classes:<br>(a) Custodial Facility;<br>(b) Educational and Occasional Care;<br>(c) Hospital Services;<br>(d) Residential if for respite centre, residential aged care home, retirement home, and group home.                                |
| water corporation   | means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .  |

#### E1.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 9.3 of this planning scheme.

#### E1.5 Use Standards

## E1.5.1 Vulnerable Uses

| Objective:   |  |
|--|--|
| Vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.  |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>  | <p><b>P1</b></p> <p>A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location, characteristics, nature and scale of the use;</li> <li>(b) whether there is an overriding benefit to the community;</li> <li>(c) whether there is no suitable alternative lower-risk site;</li> <li>(d) the emergency management strategy and bushfire hazard management plan; and</li> <li>(e) other advice, if any, from the TFS.</li> </ul> |
| <p><b>A2</b></p> <p>An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:</p> <ul style="list-style-type: none"> <li>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</li> <li>(b) the ability of occupants of the vulnerable use to: <ul style="list-style-type: none"> <li>(i) protect themselves and defend property from bushfire attack;</li> <li>(ii) evacuate in an emergency; and</li> </ul> </li> </ul> | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |

|  |   |
|--|---|
| <p>(iii) understand and respond to instructions in the event of a bushfire; and</p> <p>(c) any bushfire protection measures available to reduce risk to emergency service personnel.</p> |   |
| <p><b>A3</b></p> <p>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>                   | <p><b>P3</b></p> <p>No Performance Criterion.</p> |

### E1.5.2 Hazardous Uses

|   |  |
|---|--|
| Objective:  |  |
| Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location, characteristics, nature and scale of the use;</li> <li>(b) whether there is an overriding benefit to the community;</li> <li>(c) whether there is no suitable alternative lower-risk site;</li> <li>(d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and</li> <li>(e) other advice, if any, from the TFS.</li> </ul> |
| <p><b>A2</b></p> <p>An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain</p>   | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |

|  |   |
|--|---|
| <p>a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to:</p> <p>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and</p> <p>(b) available fire protection measures to:</p> <p>(i) prevent the hazardous use from contributing to the spread or intensification of bushfire;</p> <p>(ii) limit the potential for bushfire to be ignited on the site;</p> <p>(iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and</p> <p>(iv) reduce risk to emergency service personnel.</p> |   |
| <p><b>A3</b></p> <p>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>   | <p><b>P3</b></p> <p>No Performance Criterion.</p> |

## E1.6 Development Standards

### E1.6.1 Subdivision: Provision of hazard management areas

|   |  |
|---|--|
| <p>Objective:</p>   |  |
| <p>Subdivision provides for hazard management areas that:</p> <p>(a) facilitate an integrated approach between subdivision and subsequent building on a lot;</p> <p>(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</p> <p>(c) provide protection for lots at any stage of a staged subdivision.</p> |  |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from</p>   | <p><b>P1</b></p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the</p> |

|   |  |
|---|--|
| <p>bushfire to warrant the provision of hazard management areas as part of a subdivision;<br/>or</p> <p>(b) The proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</p> <p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p> | <p>building areas shown on lots within a bushfire-prone area, having regard to:</p> <p>(a) the dimensions of hazard management areas;</p> <p>(b) a bushfire risk assessment of each lot at any stage of staged subdivision;</p> <p>(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</p> <p>(d) the topography, including site slope;</p> <p>(e) any other potential forms of fuel and ignition sources;</p> <p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</p> <p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p> |
|---|--|

#### E1.6.2 Subdivision: Public and fire fighting access

|  |
|--|
| Objective:   |
| Access roads to, and the layout of roads, tracks and trails, in a subdivision: |

| <ul style="list-style-type: none"> <li>(a) allow safe access and egress for residents, firefighters and emergency service personnel;</li> <li>(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;</li> <li>(c) are designed and constructed to allow for fire appliances to be manoeuvred;</li> <li>(d) provide access to water supplies for fire appliances; and</li> <li>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</li> </ul>  |  |
|--|--|
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</li> <li>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> <li>(i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</li> <li>(ii) is certified by the TFS or an accredited person.</li> </ul> </li> </ul> | <p><b>P1</b></p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> <li>(a) appropriate design measures, including: <ul style="list-style-type: none"> <li>(i) two way traffic;</li> <li>(ii) all weather surfaces;</li> <li>(iii) height and width of any vegetation clearances;</li> <li>(iv) load capacity;</li> <li>(v) provision of passing bays;</li> <li>(vi) traffic control devices;</li> <li>(vii) geometry, alignment and slope of roads, tracks and trails;</li> <li>(viii) use of through roads to provide for connectivity;</li> <li>(ix) limits on the length of cul-de-sacs and dead-end roads;</li> <li>(x) provision of turning areas;</li> <li>(xi) provision for parking areas;</li> <li>(xii) perimeter access; and</li> <li>(xiii) fire trails;</li> </ul> </li> <li>(b) the provision of access to:</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</li> <li>(ii) fire fighting water supplies; and</li> <li>(c) any advice from the TFS.</li> </ul> |
|--|---|

Table E1 Standards for roads

| Element |       | Requirement  |
|---------|-------|--|
| A.      | Roads | <p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel drive, all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves have a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743:2018 Road signs-Specifications</i>.</li> </ul> |

Table E2 Standards for property access

| Element |   | Requirement  |
|---------|---|--|
| A.      | Property access length is less than 30m; or access is | There are no specified design and construction requirements. |



|    |  |   |
|----|--|---|
|    | not required for a fire appliance to access a firefighting water point.  |   |
| B. | Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point. | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</li> </ul> </li> </ul> |
| C. | Property access length is 200m or greater.   | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>  |
| D. | Property access length is greater than 30m, and access is provided to 3 or   | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>  |

|  |                  |  |
|--|------------------|--|
|  | more properties. |  |
|--|------------------|--|

Table E3 Standards for fire trails

| Element |                                       | Requirement   |
|---------|---------------------------------------|---|
| A.      | All fire trails                       | <p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li>(a) all-weather, 4-wheel drive construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;</li> <li>(j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and</li> <li>(k) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; and</li> <li>(ii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</li> </ul> </li> </ul> |
| B.      | Fire trail length is 200m or greater. | <p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the requirements for A above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>   |

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

|   |                      |
|---|----------------------|
| Objective:  |                      |
| Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas. |                      |
| Acceptable Solutions  | Performance Criteria |

|  |   |
|--|---|
| <p><b>A1</b></p> <p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p> | <p><b>P1</b></p> <p>No Performance Criterion.</p> |
| <p><b>A2</b></p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p> | <p><b>P2</b></p> <p>No Performance Criterion.</p> |

Table E4 Reticulated water supply for fire fighting

| Element | Requirement |
|---------|-------------|
|---------|-------------|

|    |  |   |
|----|--|---|
| A. | Distance between building area to be protected and water supply. | <p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 120m of a fire hydrant; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>   |
| B. | Design criteria for fire hydrants                                | <p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and</li> <li>(b) fire hydrants are not installed in parking areas.</li> </ul>   |
| C. | Hardstand  | <p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the hydrant, measured as a hose lay;</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul> |

Table E5 Static water supply for fire fighting

| Element |  | Requirement   |
|---------|--|---|
| A.      | Distance between building area to be protected and water supply. | <p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>  |
| B.      | Static Water Supplies  | <p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> </ul> |

|    |   |  |
|----|---|--|
|    |   | <p>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul>   |
| C. | Fittings, pipework and accessories (including stands and tank supports) | <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm;</li> <li>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul> |
| D. | Signage for static water connections.                                   | <p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within <i>Australian Standard AS 2304:2019 Water storage tanks for fire protection systems</i>; or</li> </ul>   |

|    |           |   |
|----|-----------|---|
|    |           | (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.  |
| E. | Hardstand | <p>A hardstand area for fire appliances must be:</p> <p>(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) no closer than 6m from the building area to be protected;</p> <p>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</p> |

## E2.0 Potentially Contaminated Land Code

### E2.1 Purpose of the Potentially Contaminated Land Code

E2.1.1 The purpose of this provision is to:

- (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

### E2.2 Application of this Code

E2.2.1 This Code applies to:

- (a) a use, on potentially contaminated land, that is a sensitive use, or a use listed in a use class in Table E2.2.1 and is one of the uses specified as a qualification; or
- (b) development on potentially contaminated land.

Table E2.2.1 - Use Table

| Use Class             | Qualification                                 |
|-----------------------|---|
| Passive recreation    | If for public parks, gardens and playgrounds. |
| Sports and recreation | If for outdoor recreation facilities.         |

E2.2.2 A permit is required for all use and development to which this Code applies that is not exempt from this Code under clause E2.4.

### E2.3 Definition of Terms

|                          |   |
|--------------------------|---|
| background concentration | means as defined in Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> . |
|--------------------------|---|

|   |   |
|---|---|
| contaminated                                  | means the condition of land or water, where any chemical substance or waste has been added as a direct or indirect result of human activity at above background concentration and represents or potentially represents an adverse impact on human health or the environment.  |
| environmental site assessment                 | means a report prepared by an suitably qualified person on the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment, on or off the site, resulting from that contamination, prepared in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.   |
| Director                                      | means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .  |
| potentially contaminating activity            | means an activity listed in Table E2.2 as a potentially contaminating activity, other than an activity carried out as ancillary to a Residential use class.   |
| Potentially contaminated land                 | means land that is, or adjoins, land that the applicant or the planning authority: <ul style="list-style-type: none"> <li>(a) knows to have been used for a potentially contaminating activity by reference to:– <ul style="list-style-type: none"> <li>(i) a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or</li> <li>(ii) a previous permit ; or</li> </ul> </li> <li>(b) ought reasonably to have known was used for a potentially contaminating activity.</li> </ul> |
| site history                                  | means the collection of information from historical sources to determine if a site is likely to have been impacted by a potentially contaminating activity.   |
| suitably qualified person (contaminated land) | means a person who, in the opinion of the planning authority, meets the criteria set out in section 6 of Schedule B9 of the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.  |

## E2.4 Use or Development exempt from this Code

E2.4.1 The following use and development is exempt from this Code.

E2.4.2 Development:

- (a) to investigate potentially contaminated land; or

- (b) in accordance with a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*.

E2.4.3 Any use or development where a site history prepared by an suitably qualified person has been provided to the planning authority that confirms potentially contaminating activities did not impact the site.

E2.4.4 Development that does not involve disturbance of more than 1m<sup>2</sup> of land.

E2.4.5 Any use or development that the Director, or a person approved by the Director for the purpose of this Code, having regard to the objective stated in all applicable standards in this Code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures.

## E2.5 Use Standards

| Objective:  |  |
|---|--|
| To ensure that potentially contaminated land is suitable for the intended use   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>The Director, or a person approved by the Director for the purpose of this Code:</p> <ul style="list-style-type: none"> <li>(a) certifies that the land is suitable for the intended use; or</li> <li>(b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.</li> </ul> | <p><b>P1</b></p> <p>Land is suitable for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</li> <li>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</li> <li>(c) a plan to manage contamination and associated risk to human health or the environment that includes: <ul style="list-style-type: none"> <li>(i) an environmental site assessment;</li> <li>(ii) any specific remediation and protection measures required to be implemented before any use commences; and</li> <li>(iii) a statement that the land is suitable for the intended use.</li> </ul> </li> </ul> |

## E2.6 Development Standards

E2.6.1 Subdivision



|  |   |
|--|---|
| Objective:   |   |
| To ensure that subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code:</p> <p>(a) certifies that the land is suitable for the intended use; or</p> <p>(b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use.</p> | <p><b>P1</b></p> <p>Subdivision does not adversely impact on health and the environment and is suitable for its intended use, having regard to:</p> <p>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</p> <p>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</p> <p>(c) a plan to manage contamination and associated risk to human health and the environment that includes:</p> <p>(i) an environmental site assessment;</p> <p>(ii) any specific remediation and protection measures required to be implemented before any use or development commences; and</p> <p>(iii) a statement that the land is suitable for the intended use or development.</p> |

#### E2.6.2 Excavation

|  |   |
|--|---|
| Objective:   |   |
| To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No acceptable solution.</p>  | <p><b>P1</b></p> <p>Excavation does not adversely impact on health and the environment, having regard to:</p> |

|  |   |
|--|---|
|  | <p>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</p> <p>(b) a plan to manage contamination and associated risk to human health and the environment that includes:</p> <p>(i) an environmental site assessment;</p> <p>(ii) any specific remediation and protection measures required to be implemented before excavation commences; and</p> <p>(iii) a statement that the excavation does not adversely impact on human health or the environment.</p> |
|--|---|

Table E2.2 Potentially Contaminating Activities

| Potentially Contaminating Activity   | Potentially Contaminating Activity                   |
|--|--|
| Acid / alkali plant and formulation  | Mineral processing                                   |
| Ammunition manufacture and usage (e.g. shooting ranges)  | Mine sites involving waste rock or tailings deposits |
| Asbestos production, handling or disposal  | Oil or gas production or refining                    |
| Asphalt/bitumen manufacturing  | Paint formulation and manufacture                    |
| Battery manufacturing or recycling   | Pesticide manufacture and formulation sites          |
| Boat/ship building, marinas, slip ways and associated boat yards   | Petroleum product or oil storage                     |
| Boiler or kiln usage   | Pharmaceutical manufacture and formulation           |
| Chemical manufacture and formulation (e.g. fertilisers, paints, pesticides, photography, plastics, solvents) | Power stations                                       |
| Commercial engine and machinery repair sites   | Printing   |
| Drum conditioning works  | Radio-active material usage (e.g. hospitals)         |
| Dry cleaning establishments  | Railway yards  |

|   |   |
|---|---|
| Electrical transformers   | Scrap yards and recycling facilities  |
| Ethanol production plants   | Sewage treatment plants   |
| Explosives industries   | Sheep and cattle dips   |
| Fertiliser manufacturing plants   | Sites of fires involving hazardous materials, including firefighting foam use |
| Fill material imported onto a site from a potentially contaminated source     | Sites of incidents involving release of hazardous materials                   |
| Foundry operations  | Spray painting industries   |
| Gas works   | Spray storage and mixing sites (e.g. for orchards)                            |
| Herbicide manufacture   | Tanning and associated trades   |
| Industrial activities involving hazardous chemicals in significant quantities | Textile operations  |
| Iron and steel works  | Tyre manufacturing and retreading works                                       |
| Landfill sites, including on-site waste disposal and refuse pits              | Wood preservation and storage or cutting of treated timber                    |
| Metal smelting, refining or finishing   | Wool scouring   |
| Metal treatments (e.g. electroplating) and abrasive blasting                  |   |

## **E3.0      Landslide Code**

### **E3.1      Purpose**

E3.1.1      The purpose of this provision is to ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides.

### **E3.2      Application**

E3.2.1      This Code applies to:

- (a)      Development for buildings and works or subdivision on land within a Landslide Hazard Area;
- (b)      Use of land for vulnerable use or hazardous use within a Landslide Hazard Area.

### **E3.3      Definition of Terms**

E3.3.1 In this Code, unless the contrary intention appears:

|   |   |
|---|---|
| acceptable risk                           | means a risk society is prepared to accept as it is. That is; without management or treatment.  |
| AGS                                       | means the Australian Geomechanics Society.  |
| dangerous substance                       | <p>means a substance that has the potential to cause harm to persons, property, or the environment, because of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) the chemical properties of the substance;</li> <li>(b) the physical properties of the substance;</li> <li>(c) the biological properties of the substance.</li> </ul> <p>Without limiting this definition includes all dangerous goods, combustible liquids, hazardous substances and agvet chemicals .</p>  |
| group home                                | means use of land for residential accommodation for people with disabilities.   |
| hazardous chemical of a manifest quantity | means a hazardous chemical, as defined in the Work Health and Safety Regulations 2012, if the amount of hazardous chemical stored exceeds the manifest quantity as specified under the Work Health and Safety Regulations 2012 [S2].  |
| hazardous use                             | <p>E3.3 Landslide Code<br/>means a use that:</p> <ul style="list-style-type: none"> <li>(a) is in the use class Vehicle fuel sales and service; or</li> <li>(b) involves dangerous substances and is in one of the following use classes: <ul style="list-style-type: none"> <li>(i) Extractive industries, if the use involves the storage of a hazardous chemical of a manifest quantity</li> <li>(ii) Hospital services</li> <li>(iii) Manufacturing and processing</li> <li>(iv) Research and development</li> <li>(v) Storage</li> <li>(vi) Transport and distribution</li> <li>(vii) Utilities</li> </ul> </li> </ul> |
| landslide risk management report          | means an assessment and report by a suitably qualified person (landslip) prepared in accordance with the Australian Geomechanics Society - Practice Note Guidelines for Landslide Risk Management 2007. It includes a landslide risk assessment.  |

|                                       |   |
|---------------------------------------|---|
| Landslide Hazard Area                 | <p>means an area shown on the planning scheme maps as a landslide hazard area including:</p> <ul style="list-style-type: none"> <li>(a) Low Landslide Hazard Area;</li> <li>(b) Medium Landslide Hazard Area;</li> <li>(c) Medium Active Landslide Hazard Area;</li> <li>(d) High Landslide Hazard Area.</li> </ul>   |
| major works                           | <p>means any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation of 100 m<sup>3</sup> or more in cut volume;</li> <li>(b) excavation or soil disturbance of an area of 1,000m<sup>2</sup> or more;</li> <li>(c) clearance of vegetation involving an area of more than 1,000m<sup>2</sup>;</li> <li>(d) water storages or swimming pools with a volume of 45,000 litres or more.</li> </ul>   |
| major extension                       | means an extension that is not a minor extension.   |
| minor extension                       | means an extension of a building by no more than 40m <sup>2</sup> in gross floor area.  |
| suitably qualified person (landslide) | <p>means a suitably qualified person as follows:</p> <ul style="list-style-type: none"> <li>(a) for any Landslide Hazard Area, a geotechnical engineer or an engineering geologist as specified in the Director of Building Control's determination: "Certificates of Specialists or Other Persons" that can complete a landslide risk assessment; or</li> <li>(b) for a Low Landslide Hazard Area, a civil engineer.</li> </ul>  |
| tolerable risk                        | <p>means the residual tolerable risk after the hazard has been satisfactorily treated.</p> <p>The residual tolerable risk may be assessed using either qualitative or quantitative methods in the landslide risk assessment either:</p> <ul style="list-style-type: none"> <li>(a) if using the AGS qualitative risk assessment method apply the "As Low As Reasonably Possible (ALARP)" principle with the residual tolerable risk level no higher than a "moderate" risk level under the AGS 2007(c) risk method; or</li> <li>(b) if using the AGS quantitative risk assessment method then the tolerable loss of life for the person most at risk as suggested by the AGS 2007(c) to be: <ul style="list-style-type: none"> <li>(i) if existing slope / existing development: 10-4 / annum;</li> </ul> </li> </ul> |

|                |  |
|----------------|--|
|                | (ii) if new constructed slope / new development / existing landslide: 10-5 / annum.  |
| vulnerable use | <p>E3.3 Landslide Code means a use that:</p> <p>(a) is in the Residential Use Class and is one of the following uses:</p> <ul style="list-style-type: none"> <li>(i) respite centre;</li> <li>(ii) residential aged care facility;</li> <li>(iii) retirement village;</li> <li>(iv) group home; or</li> </ul> <p>(b) is in one of the following Use Classes:</p> <ul style="list-style-type: none"> <li>(i) Custodial facility;</li> <li>(ii) Educational and occasional care;</li> <li>(iii) Hospital services;</li> <li>(iv) Visitor accommodation.</li> </ul> |

### E3.4 Use or Development Exempt from this Code

The following use or development is exempt from this Code:

- (a) adjustment of a boundary in accordance with clause 9.3 of this planning scheme
- (b) a subdivision creating no more than two lots within a Low Landslide Hazard Area;
- (c) buildings within a Low Landslide Hazard Area;
- (d) minor extensions within the Medium Landslide Hazard Area;
- (e) major extensions and new buildings with a gross floor area no more than 200 m<sup>2</sup> in the Medium Landslide Hazard Area;
- (f) minor structures or outbuildings; and
- (g) use or development of land for Extractive industry where a mining lease under the *Mineral Resources Development Act 1995* is in force, excluding a hazardous use.

### E3.5 Application Requirements

E3.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) A plan, drawn to scale, accurately showing the siting of the proposed use or development relative to landslide hazard areas;
- (b) A landslide risk management report.

E3.5.2 In addition to any other application requirements, the planning authority must require the applicant to provide the following information, which is considered necessary to determine compliance with performance criteria:

- (a) in regard to an application for a hazardous use that is subject consideration under E3.6.1 P1 and P2 or a vulnerable use that is subject consideration under E3.6.2 P1 and P2:
  - (i) a submission demonstrating the purported overriding benefit to the community of the use, in terms of significant long term social or economic community benefits.

## E3.6 Use Standards

### E3.6.1 Hazardous Use

| Objective:   |  |
|--|--|
| To ensure that:  |  |
| <ul style="list-style-type: none"> <li>(a) hazardous use is only located in Landslide Hazard Areas in exceptional circumstances;</li> <li>(b) if hazardous use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and take into consideration the characteristics, nature and scale of the use.</li> </ul> |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>Hazardous use relates to an alteration or intensification of an approved use.   | <b>P1</b><br>Hazardous use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.  |
| <b>A2</b><br>No acceptable solution.   | <b>P2</b><br>Hazardous use must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) No part of the hazardous use is in a High Landslide Hazard Area;</li> <li>(b) Landslide risk to people and the environment associated with the hazardous use is either:               <ul style="list-style-type: none"> <li>(i) acceptable risk; or</li> <li>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</li> </ul> </li> <li>(c) Landslide risk to people and the environment associated with the</li> </ul> |

|  |  |
|--|--|
|  | <p>hazardous use must take into consideration the characteristics, nature and scale of the use to:</p> <ul style="list-style-type: none"> <li>(i) prevent the exposure of people and the environment to dangerous substances as a consequence of landslide;</li> <li>(ii) minimise the risk to emergency personnel.</li> </ul> |
|--|--|

### E3.6.2 Vulnerable Use

| Objective:   |  |
|--|--|
| To ensure that:  |  |
| <ul style="list-style-type: none"> <li>(a) vulnerable use, other than visitor accommodation, is only located on land in a Landslide Hazard Area in exceptional circumstances;</li> <li>(b) if a vulnerable use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and the characteristics, nature and scale of the use taking into consideration the specific circumstances of users of the site.</li> </ul> |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Vulnerable use is for visitor accommodation.</p>   | <p><b>P1</b></p> <p>Vulnerable use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.</p>  |
| <p><b>A2</b></p> <p>No acceptable solution.</p>  | <p><b>P2</b></p> <p>Vulnerable use must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) No part of the vulnerable use is in a High Landslide Hazard Area;</li> <li>(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either: <ul style="list-style-type: none"> <li>(i) acceptable risk; or</li> <li>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</li> </ul> </li> <li>(c) Landslide risk to occupants, staff and visitors takes into consideration their</li> </ul> |



|  |   |
|--|---|
|  | <p>specific circumstances including their ability to:</p> <ul style="list-style-type: none"> <li>(i) protect themselves and defend property from landslide;</li> <li>(ii) evacuate in an emergency;</li> <li>(iii) understand and respond to instructions in the event of a landslide;</li> </ul> <p>whilst minimising risk to emergency personnel.</p> |
|--|---|

### E3.7 Development Standards for Buildings and Works

#### E3.7.1 Buildings and Works, other than Minor Extensions

| Objective:   |   |
|--|---|
| To ensure that landslide risk associated with buildings and works for buildings and works, other than minor extensions, in Landslide Hazard Areas, is:   |   |
| <ul style="list-style-type: none"> <li>(a) acceptable risk; or</li> <li>(b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.</li> </ul> |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>No acceptable solution.</p>  | <p><b>P1</b></p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) no part of the buildings and works is in a High Landslide Hazard Area;</li> <li>(b) the landslide risk associated with the buildings and works is either: <ul style="list-style-type: none"> <li>(i) acceptable risk; or</li> <li>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</li> </ul> </li> </ul> |

#### E3.7.2 Minor Extensions

|            |
|------------|
| Objective: |
|------------|

|   |   |
|---|---|
| <p>To ensure that landslide risk associated with buildings and works for minor extensions in Landslide Hazard Areas is:</p> <p>(a) acceptable risk; or</p> <p>(b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.</p> |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Buildings and works for minor extensions must comply with the following:</p> <p>(a) be in a Medium Landslide Hazard Area.</p>   | <p><b>P1</b></p> <p>Buildings and works for minor extensions must satisfy all of the following:</p> <p>(a) no part of the buildings and works is in a High Landslide Hazard Area;</p> <p>(b) the landslide risk associated with the buildings and works is either:</p> <p>(i) acceptable risk; or</p> <p>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</p> |

### E3.7.3 Major Works

|   |  |
|---|--|
| <p>Objective:</p>   |  |
| <p>To ensure that landslide risk associated with major works in Landslide Hazard Areas, is:</p> <p>(a) acceptable risk; or</p> <p>(b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.</p> |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>No acceptable solution.</p>   | <p><b>P1</b></p> <p>Major works must satisfy all of the following:</p> <p>(a) no part of the works is in a High Landslide Hazard Area;</p> <p>(b) the landslide risk associated with the works is either:</p> <p>(i) acceptable risk; or</p> |

|  |  |
|--|--|
|  | (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. |
|--|--|


## E3.8 Development Standards for Subdivision

### E3.8.1 Subdivision

| Objective:  |  |
|---|--|
| To ensure that landslide risk associated with subdivision in Landslide Hazard Areas, is:  |  |
| <p>(a) acceptable risk; or</p> <p>(b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.</p> |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No acceptable solution.</p>   | <p><b>P1</b></p> <p>Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:</p> <p>(a) separation of existing dwellings;</p> <p>(b) creation of a lot for the purposes of public open space, public reserve or utilities;</p> <p>(c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either:</p> <p>(i) acceptable risk, or</p> <p>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</p> |
| <p><b>A2</b></p> <p>Subdivision is not prohibited by the relevant zone standards.</p>   | <p><b>P2</b></p> <p>No performance criteria.</p>   |


## Map E3 Landslide Hazard Area - Low Hazard

Open full map extent (link to the [interactive map](#))

 Landslip map



### Legend

Landslide Hazard Area 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.LDS%27%20AND%20CLASS%3D%27Low%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.LDS%27%20AND%20CLASS%3D%27Low%27)

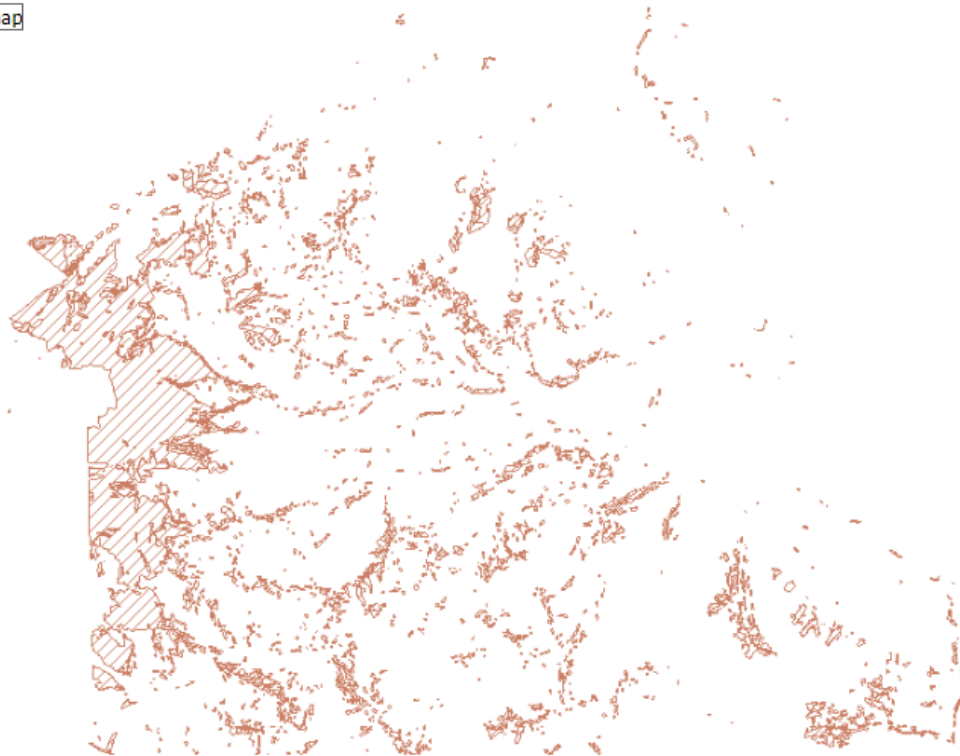
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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning


## Map E3 Landslide Hazard Area - Medium Hazard

Open full map extent (link to the [interactive map](#))

 Landslip map



### Legend

Landslide Hazard Area 

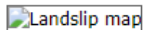
[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.LDS%27%20AND%20CLASS%3D%27Medium%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.LDS%27%20AND%20CLASS%3D%27Medium%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## Map E3 Landslide Hazard Area - Medium Active Hazard

Open full map extent (link to the [interactive map](#))



### Legend

Landslide Hazard Area

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.LDS%27%20AND%20CLASS%3D%27Medium%20-%20Active%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.LDS%27%20AND%20CLASS%3D%27Medium%20-%20Active%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## **E4.0 This code number is not used in this planning scheme**

## **E5.0 Road and Railway Assets Code**

### **E5.1 Purpose of the Road and Railway Assets Code**

E5.1.1 The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

### **E5.2 Application of this Code**

E5.2.1 This Code applies to use or development of land:

- (a) that will require a new vehicle crossing, junction or level crossing; or
- (b) that intensifies the use of an existing access; or

- (c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
- (i) a rail network;
  - (ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.

## E5.3 Definition of Terms

E5.3.1 In this Code, unless the contrary intention appears:

|                                     |  |
|-------------------------------------|--|
| average annual daily traffic (AADT) | means the total volume of vehicle traffic for a year divided by 365 days.  |
| category 1 road                     | means a category 1 Trunk Road as defined in Tasmania State Road Hierarchy (Department of State Growth)                               |
| category 2 road                     | means a category 2 Regional Freight Road as defined in Tasmania State Road Hierarchy (Department of State Growth)                    |
| junction                            | means an intersection of two or more roads at a common level, including intersections of on and off ramps and grade-separated roads. |
| level crossing                      | means as defined in Section 35 of the <i>Rail Infrastructure Act 2007</i> .  |
| limited access road                 | means a road proclaimed as limited access under Section 52A of the <i>Roads and Jetties Act 1935</i> .                               |
| rail network                        | means as defined in the <i>Rail Infrastructure Act 2007</i> .  |

## E5.4 Use or Development exempt from this Code

E5.4.1 If for a temporary access or level crossing, with the written consent of the relevant road or rail authority.

## E5.5 Use Standards

E5.5.1 Existing road accesses and junctions

|  |  |
|--|--|
| Objective:   |  |
| To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a | <b>P1</b><br>Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and |

|  |  |
|--|--|
| <p>speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>   | <p>minimise any adverse impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature of the road;</li> <li>(d) the speed limit and traffic flow of the road;</li> <li>(e) any alternative access to a road;</li> <li>(f) the need for the use;</li> <li>(g) any traffic impact assessment; and</li> <li>(h) any written advice received from the road authority.</li> </ul>  |
| <p><b>A2</b></p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p> | <p><b>P2</b></p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature and efficiency of the access or the junction;</li> <li>(d) the nature and category of the road;</li> <li>(e) the speed limit and traffic flow of the road;</li> <li>(f) any alternative access to a road;</li> <li>(g) the need for the use;</li> <li>(h) any traffic impact assessment; and</li> <li>(i) any written advice received from the road authority.</li> </ul> |
| <p><b>A3</b></p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by</p>  | <p><b>P3</b></p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not</p>  |



|   |  |
|---|--|
| <p>more than 20% or 40 vehicle movements per day, whichever is the greater.</p> | <p>unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature and efficiency of the access or the junction;</li> <li>(d) the nature and category of the road;</li> <li>(e) the speed limit and traffic flow of the road;</li> <li>(f) any alternative access to a road;</li> <li>(g) the need for the use;</li> <li>(h) any traffic impact assessment; and</li> <li>(i) any written advice received from the road authority.</li> </ul> |
|---|--|

#### E5.5.2 Exiting level crossings

| <p>Objective:</p>  |  |
|--|--|
| <p>To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.</p>  |  |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.</p> | <p><b>P1</b></p> <p>Any increase in vehicle traffic at an existing access across part of a rail network, must be safe and not unreasonably impact on the efficiency of the rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the use and frequency of the rail network;</li> <li>(d) any alternative access;</li> <li>(e) the need for the use;</li> <li>(f) any traffic impact assessment; and</li> <li>(g) any written advice received from the rail authority.</li> </ul> |

## E5.6 Development Standards

### E5.6.1 Development adjacent to roads and railways

| Objective:  |   |
|---|---|
| To ensure that development adjacent to category 1 or category 2 roads or the rail network:  |   |
| <ul style="list-style-type: none"> <li>(a) ensures the safe and efficient operation of roads and the rail network;</li> <li>(b) allows for future road and rail widening, realignment and upgrading; and</li> <li>(c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.</li> </ul>   |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1.1</b></p> <p>Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> <li>(a) new buildings;</li> <li>(b) other road or earth works; and</li> <li>(c) building envelopes on new lots.</li> </ul> <p><b>A1.2</b></p> <p>Buildings, may be:</p> <ul style="list-style-type: none"> <li>(a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or</li> <li>(b) an extension which extends no closer than: <ul style="list-style-type: none"> <li>(i) the existing building; or</li> <li>(ii) an immediately adjacent building.</li> </ul> </li> </ul> | <p><b>P1</b></p> <p>The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the proposed setback;</li> <li>(b) the existing setback of buildings on the site;</li> <li>(c) the frequency of use of the rail network;</li> <li>(d) the speed limit and traffic volume of the road;</li> <li>(e) any noise, vibration, light and air emissions from the rail network or road;</li> <li>(f) the nature of the road;</li> <li>(g) the nature of the development;</li> <li>(h) the need for the development;</li> <li>(i) any traffic impact assessment;</li> <li>(j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and</li> <li>(k) any written advice received from the rail or road authority.</li> </ul> |

E5.6.2 Road accesses and junctions

| Objective:  |  |
|---|--|
| To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>   | <p><b>P1</b></p> <p>For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and frequency of the traffic generated by the use;</li> <li>(b) the nature of the road;</li> <li>(c) the speed limit and traffic flow of the road;</li> <li>(d) any alternative access;</li> <li>(e) the need for the access or junction;</li> <li>(f) any traffic impact assessment; and</li> <li>(g) any written advice received from the road authority.</li> </ul>         |
| <p><b>A2</b></p> <p>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p> | <p><b>P2</b></p> <p>For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and frequency of the traffic generated by the use;</li> <li>(b) the nature of the road;</li> <li>(c) the speed limit and traffic flow of the road;</li> <li>(d) any alternative access to a road;</li> <li>(e) the need for the access or junction;</li> <li>(f) any traffic impact assessment; and</li> <li>(g) any written advice received from the road authority.</li> </ul> |

### E5.6.3 New level crossings

| Objective:   |   |
|--|---|
| To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>No acceptable solution.</p>  | <p><b>P1</b></p> <p>Level crossings must be safe and not unreasonably impact on the efficiency of the rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and frequency of the traffic generated by the use;</li> <li>(b) the frequency of use of the rail network;</li> <li>(c) the location of the level crossing;</li> <li>(d) any alternative access;</li> <li>(e) the need for the level crossing;</li> <li>(f) any traffic impact assessment;</li> <li>(g) any measures to prevent access to the rail network; and</li> <li>(h) any written advice received from the rail authority.</li> </ul> |

### E5.6.4 Sight distance at accesses, junctions and level crossings

| Objective:   |  |
|--|--|
| To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.  |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Sight distances at:</p> <ul style="list-style-type: none"> <li>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</li> <li>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control</li> </ul> | <p><b>P1</b></p> <p>The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and frequency of the traffic generated by the use;</li> </ul> |

|   |  |
|---|--|
| <p>devices - Railway crossings, Standards Association of Australia.</p> | <p>(b) the frequency of use of the road or rail network;</p> <p>(c) any alternative access;</p> <p>(d) the need for the access, junction or level crossing;</p> <p>(e) any traffic impact assessment;</p> <p>(f) any measures to improve or maintain sight distance; and</p> <p>(g) any written advice received from the road or rail authority.</p> |
|---|--|

Table E5.1 Safe intersection sight distance

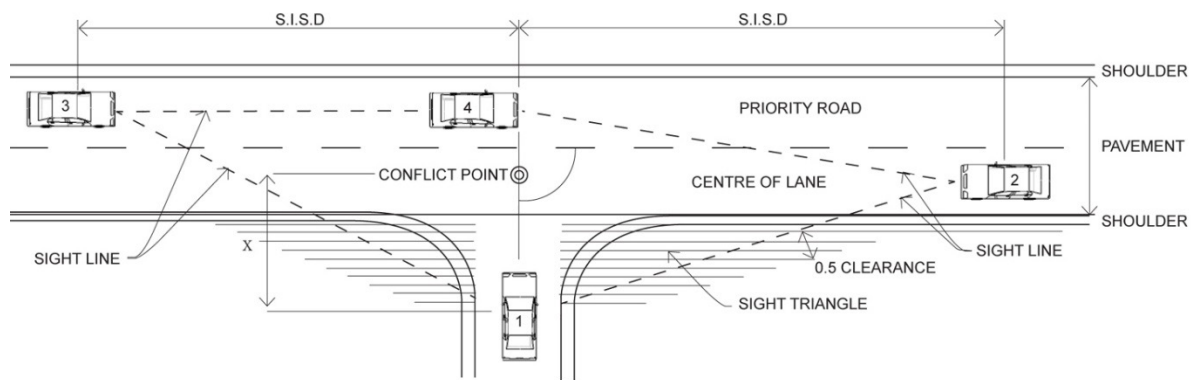
| Vehicle Speed | Safe Intersection Sight Distance in metres, for speed limit of: |                      |
|---------------|---|----------------------|
| km/h          | 60 km/h or less   | Greater than 60 km/h |
| 50            | 80  | 90                   |
| 60            | 105   | 115                  |
| 70            | 130   | 140                  |
| 80            | 165   | 175                  |
| 90            |   | 210                  |
| 100           |   | 250                  |
| 110           |   | 290                  |

Where:

- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- (b) For Safe Intersection Sight Distance:
  - (i) All sight lines (driver to object vehicle) are to be between points 1.2m above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5m to the side and below, and 2.0m above all sight lines;
  - (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E5.1 and the access junction;

- (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E5.1;
- (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4 in Figure E5.1;
- (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access in Figure E5.1; and
- (vi) The distance of a driver from the conflict point in Figure E5.1 (X), is a minimum of 7m for category 1 roads and category 2 roads, and 5m for all other roads.

Figure E5.1 Sight Lines for Accesses and Junctions



## E6.0 Parking and Access Code

### E6.1 Purpose

E6.1.1 The purpose of this provision is to:

- (a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
- (b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;
- (c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;
- (d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
- (e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
- (f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;
- (g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;

(h) provide for safe servicing of use or development by commercial vehicles.

## E6.2 Application

E6.2.1 This code applies to all use and development.

## E6.3 Definition of Terms

E6.3.1 In this Code, unless the contrary intention appears:

|                    |   |
|--------------------|---|
| building line      | means a line coincident with the front wall of a building extending either side of the building.  |
| commercial vehicle | means a small rigid vehicle, medium rigid vehicle, heavy rigid vehicle or articulated vehicle described in section 2 "Design Vehicles" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.              |
| floor area         | for the purposes of this Code, means the gross floor area, excluding the area of stairs, loading bays, access ways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts. |
| material change    | means an increase in vehicle use of more than 10%.  |

## E6.4 Use or Development Exempt from this Code

E6.4.1 No use or development is exempt from this code.

## E6.5 Application Requirements

E6.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria, as specified:

- (a) an assessment, by a suitably qualified person, of parking demand created by a use or development and the ability for such demand to be satisfied in the vicinity of a proposed use of development, if reliant on performance criteria to satisfy E6.6.1, E6.6.3 or E6.6.4;
- (b) a design of parking facilities;
- (c) a Traffic Impact Assessment, if the increase in the number of vehicle movements per day is more than 40;

## E6.6 Use Standards

### E6.6.1 Number of Car Parking Spaces

|                 |
|-----------------|
| Objective:      |
| To ensure that: |

- (a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.
- (b) a use or development does not detract from the amenity of users or the locality by:
  - (i) preventing regular parking overspill;
  - (ii) minimising the impact of car parking on heritage and local character.

| Acceptable Solutions   | Performance Criteria   |
|--|--|
| <p><b>A1</b></p> <p>The number of on-site car parking spaces must be:</p> <ul style="list-style-type: none"> <li>(a) no less than and no greater than the number specified in Table E6.1;</li> </ul> <p>except if:</p> <ul style="list-style-type: none"> <li>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(ii) the site is subject to clauses E6.6.5, E6.6.6, E6.6.7, E6.6.8, E6.6.9 or E6.6.10 of this planning scheme.</li> </ul> | <p><b>P1</b></p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) car parking demand;</li> <li>(b) the availability of on-street and public car parking in the locality;</li> <li>(c) the availability and frequency of public transport within a 400m walking distance of the site;</li> <li>(d) the availability and likely use of other modes of transport;</li> <li>(e) the availability and suitability of alternative arrangements for car parking provision;</li> <li>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</li> <li>(g) any car parking deficiency or surplus associated with the existing use of the land;</li> <li>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</li> <li>(i) the appropriateness of a financial contribution in lieu of parking towards the</li> </ul> |



|  |  |
|--|--|
|  | <p>cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p> <p>(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.</p> |
|--|--|

#### E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability

| Objective:  |   |
|---|---|
| To ensure that a use or development provides sufficient accessible car parking for people with a disability.  |   |
| Acceptable Solutions  | Performance Criteria                      |
| <p><b>A1</b></p> <p>Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p> | <p>P1</p> <p>No Performance Criteria.</p> |

#### E6.6.3 Number of Motorcycle Parking Spaces

|  |           |
|--|-----------|
| Objective:   |           |
| To ensure enough motorcycle parking is provided to meet the needs of likely users of a use or development. |           |
| <b>A1</b>  | <b>P1</b> |

|   |   |
|---|---|
| <p>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p> | <p>The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:</p> <ul style="list-style-type: none"> <li>(a) motorcycle parking demand;</li> <li>(b) the availability of on-street and public motorcycle parking in the locality;</li> <li>(c) the availability and likely use of other modes of transport;</li> <li>(d) the availability and suitability of alternative arrangements for motorcycle parking provision.</li> </ul> |
|---|---|

#### E6.6.4 Number of Bicycle Parking Spaces

|  |  |
|--|--|
| Objective:   |  |
| To ensure enough bicycle parking is provided to meet the needs of likely users and by so doing to encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>   | <p><b>P1</b></p> <p>The number of on-site bicycle parking spaces provided must have regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use and its operations;</li> <li>(b) the location of the use and its accessibility by cyclists;</li> <li>(c) the balance of the potential need of both those working on a site and clients or other visitors coming to the site.</li> </ul> |

#### E6.6.5 Number of Car Parking Spaces - Central Business Zone

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that pedestrian activity generated by retailing, entertainment and multi -storey office uses in the central business district is not compromised through the provision of on-site car parking. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>(a) No on-site parking is provided; or</p> <p>(b) on-site parking is provided at a maximum rate of 1 space per 200m<sup>2</sup> of gross floor area for commercial uses; or</p> <p>(c) on-site parking is provided at a maximum rate of 1 space per dwelling for residential uses; or</p> <p>(d) on-site parking is required operationally for an essential public service, including, hospital, police or other emergency service.</p> | <p><b>P1</b></p> <p>Car parking provision:</p> <p>(a) is in the form of a public car parking station provided as part of a development which utilises a major existing access; or</p> <p>(b) must not compromise any of the following:</p> <p>(i) pedestrian safety, amenity or convenience;</p> <p>(ii) the enjoyment of ‘al fresco’ dining or other outdoor activity;</p> <p>(iii) air quality and environmental health;</p> <p>(iv) traffic safety.</p> |
|---|--|

#### E6.6.6 Number of Car Parking Spaces - General and Local Business Zones

|  |   |
|--|---|
| Objective:   |   |
| To ensure that the requirements for car parking facilities do not detract from the character or user amenity and convenience of those street frontages and other spaces in the Local Business or General Business Zones.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Additional on-site parking is only required:</p> <p>(a) for the development of a vacant site; or</p> <p>(b) for alterations and extensions related to an increase in floor area of more than 50m<sup>2</sup> or 20% of the floor area existing at the date of commencement of this Planning Scheme, whichever is the greater; or</p> <p>(c) as part of any proposal for the redevelopment of a site.</p> <p>If on-site parking is provided the number must be no greater than specified in Table E6.1.</p> | <p><b>P1</b></p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400 m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation</p> |

|  |   |
|--|---|
|  | <p>of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</p> <p>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Historic Heritage Code.</p> |
|--|---|

**E6.6.7 Number of Car Parking Spaces - Particular Purpose Zone 4**

|  |   |
|--|---|
| Objective:   |   |
| To ensure that sufficient car parking is provided on site to cater for the needs generated by the Calvary Healthcare Hospital Campus.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>                     |
| <p><b>A1</b></p> <p>For any change of use within the existing buildings and/or development of a new building, the quantum of car parking spaces required under Table E6.1 must be provided in addition to the 350 parking spaces required by permit PLN-14-00428-01.</p> | <p><b>P1</b></p> <p>No performance criteria</p> |

**E6.6.8 Number of Car Parking Spaces - Particular Purpose Zone 8**

|   |   |
|---|---|
| Objective:  |   |
| To ensure that the requirements for car parking facilities do not detract from the historic character and values of the University of Tasmania (Domain House Campus) and Philip Smith Centre. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>On site parking is only required to meet accessible parking requirements at a rate of 1 space per 1000m <sup>2</sup> of floor area.  | <b>P1</b><br>If parking is to be provided, it should if possible be underneath buildings where facilitated by sloping sites and site access entries and screened from visual obtrusiveness by appropriate contemporary treatments or landscaping. |

#### E6.6.9 Number of Car Parking Spaces - Particular Purpose Zone 10

|  |  |
|--|--|
| Objective:   |  |
| To ensure that pedestrian activity in the central business district is not compromised through the provision of on-site car parking. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>No on-site parking is required.   | <b>P1</b><br>Car parking provision must not compromise any of the following:<br>(a) pedestrian safety, amenity or convenience;<br>(b) air quality and environmental health;<br>(c) traffic safety. |

#### E6.6.10 Number of Car Parking Spaces - Residential Zones

|  |  |
|--|--|
| Objective:   |  |
| To facilitate the adaptive reuse of existing non-residential buildings in a residential zone so that the parking generated by that reuse has limited impacts on residential amenity. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>No on-site parking is required for:<br>(a) food services uses up to 100m <sup>2</sup> floor area or 30 seats, whichever is the lesser; and                              | <b>P1</b><br>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following: |

|  |  |
|--|--|
| <p>(b) general retail and hire uses up to 100m<sup>2</sup> floor area;</p> <p>provided the use complies with the hours of operation specified for the relevant zone.</p> | <ul style="list-style-type: none"> <li>(a) car parking demand generated by the proposed use during its proposed hours of operation;</li> <li>(b) the availability of on-street and public car parking in the locality;</li> <li>(c) the availability and frequency of public transport within a 400 m walking distance of the site;</li> <li>(d) the availability and likely use of other modes of transport;</li> <li>(e) the availability and suitability of alternative arrangements for car parking provision;</li> <li>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</li> <li>(g) any car parking deficiency or surplus associated with the existing use of the land;</li> <li>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</li> <li>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</li> <li>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</li> <li>(k) any relevant parking plan for the area adopted by Council;</li> <li>(l) the impact on the historic cultural heritage significance of the site if subject to the Historic Heritage Code.</li> <li>(m) any existing on-street parking restrictions;</li> </ul> |
|--|--|

|  |   |
|--|---|
|  | (n) the proportion of residential properties without off-street parking within a 100m radius of the subject site. |
|--|---|

## E6.7 Development Standards

### E6.7.1 Number of Vehicular Accesses

|   |   |
|---|---|
| Objective:  |   |
| To ensure that:   |   |
| <p>(a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising:</p> <ul style="list-style-type: none"> <li>(i) the number of vehicle access points; and</li> <li>(ii) loss of on-street car parking spaces;</li> </ul> <p>(b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses;</p> <p>(c) vehicle access points do not have a dominating impact on local streetscape and character.</p> |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>   | <p><b>P1</b></p> <p>The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;</li> <li>(b) whether the additional access points can be provided without compromising any of the following: <ul style="list-style-type: none"> <li>(i) pedestrian safety, amenity and convenience;</li> <li>(ii) traffic safety;</li> <li>(iii) residential amenity on adjoining land;</li> <li>(iv) streetscape;</li> <li>(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;</li> </ul> </li> </ul> |

|   |   |
|---|---|
|   | (vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.   |
| <p><b>A2</b></p> <p>In the Central Business Zone and Particular Purpose Zone 10 (Royal Hobart Hospital) no new vehicular access is provided unless an existing access point is removed.</p>   | <p><b>P2</b></p> <p>In the areas covered by the Active Frontage Overlay (Figure 22.1) and Pedestrian Priority Street Overlay (Figure E6.7.12) and in Particular Purpose Zone 10 any new vehicular access point must not compromise any of the following:</p> <ul style="list-style-type: none"> <li>(a) pedestrian safety, amenity and convenience;</li> <li>(b) traffic safety;</li> <li>(c) streetscape;</li> <li>(d) cultural heritage values if the site is subject to the Historic Heritage Code;</li> <li>(e) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.</li> </ul> |
| <p><b>A3</b></p> <p>In Particular Purpose Zone 4 - Calvary Healthcare Hospital Campus access to the site is to be provided according to the location of approved access points off Augusta Road and Honara Avenue shown on the endorsed plans associated with permit PLN-14-00428-01. The other access points noted are to be utilised for emergency access only.</p> | <p><b>P3</b></p> <p>No performance criteria</p>   |

#### E6.7.2 Design of Vehicular Accesses

|   |  |
|---|--|
| Objective:  |  |
| To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Design of vehicle access points must comply with all of the following:</p>  | <p><b>P1</b></p> <p>Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:</p> |



|   |  |
|---|--|
| <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p>                         | <p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> |
| <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p> | <p>(d) ease of accessibility and recognition for users.</p>  |

### E6.7.3 Vehicular Passing Areas Along an Access

|  |   |
|--|---|
| Objective:   |   |
| <p>To ensure that:</p> <p>(a) the design and location of access and parking areas creates a safe environment for users by minimising the potential for conflicts involving vehicles, pedestrians and cyclists;</p> <p>(b) use or development does not adversely impact on the safety or efficiency of the road network as a result of delayed turning movements into a site.</p>   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <ul style="list-style-type: none"> <li>(i) it serves more than 5 car parking spaces;</li> <li>(ii) is more than 30 m long;</li> <li>(iii) it meets a road serving more than 6000 vehicles per day;</li> </ul> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) have the first passing area constructed at the kerb;</p> | <p><b>P1</b></p> <p>Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users.</p> |

|  |  |
|--|--|
| (d) be at intervals of no more than 30 m along the access. |  |
|--|--|

#### E6.7.4 On-Site Turning

| Objective:  |  |
|---|--|
| To ensure safe, efficient and convenient access for all users, including drivers, passengers, pedestrians and cyclists, by generally requiring vehicles to enter and exit in a forward direction.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p> <p>(b) it meets a road carrying less than 6000 vehicles per day.</p> | <p><b>P1</b></p> <p>On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users;</p> <p>(e) suitability of the location of the access point and the traffic volumes on the road.</p> |

#### E6.7.5 Layout of Parking Areas

| Objective:  |  |
|---|--|
| To ensure that parking areas for cars (including assessable parking spaces), motorcycles and bicycles are located, designed and constructed to enable safe, easy and efficient use.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004</p> | <p><b>P1</b></p> <p>The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.</p> |

|  |  |
|--|--|
| Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard. |  |
|--|--|

#### E6.7.6 Surface Treatment of Parking Areas

| Objective:   |  |
|--|--|
| To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.  |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system,</p> <p>unless the road from which access is provided to the property is unsealed.</p> | <p><b>P1</b></p> <p>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:</p> <p>(a) the suitability of the surface treatment;</p> <p>(b) the characteristics of the use or development;</p> <p>(c) measures to mitigate mud or dust generation or sediment transport.</p> |

#### E6.7.7 Lighting of Parking Areas

| Objective:   |   |
|--|---|
| To ensure parking and vehicle circulation roadways and pedestrian paths used outside daylight hours are provided with lighting to a standard which:  |   |
| <p>(a) enables easy and efficient use;</p> <p>(b) promotes the safety of users;</p> <p>(c) minimises opportunities for crime or anti-social behaviour; and</p> <p>(d) prevents unreasonable light overspill impacts.</p> |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking</p>  | <p><b>P1</b></p> <p>Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours</p> |

|   |   |
|---|---|
| <p>spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p> | <p>must be provided with lighting to a standard which satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(a) enables easy and efficient use of the area;</li> <li>(b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;</li> <li>(c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</li> <li>(d) prevents unreasonable impact on the amenity of adjoining users through light overspill;</li> <li>(e) is appropriate to the hours of operation of the use.</li> </ul> |
|---|---|

#### E6.7.8 Landscaping of Parking Areas

|  |  |
|--|--|
| Objective:   |  |
| <p>To ensure that large parking and circulation areas are landscaped to:</p> <ul style="list-style-type: none"> <li>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</li> <li>(b) screen the boundary of car parking areas to soften the amenity impact on neighbouring properties;</li> <li>(c) contribute to the creation of vibrant and liveable places;</li> <li>(d) reduce opportunities for crime or anti-social behaviour by maintaining clear sightlines.</li> </ul> |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>  | <p><b>P1</b></p> <p>Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</li> <li>(b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</li> <li>(c) reduce opportunities for crime or anti-social behaviour by maintaining passive</li> </ul> |

|  |   |
|--|---|
|  | surveillance opportunities from nearby public spaces and buildings. |
|--|---|

#### E6.7.9 Design of Motorcycle Parking Areas

| Objective:  |  |
|---|--|
| To ensure that motorcycle parking areas are located, designed and constructed to enable safe, easy and efficient use.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>The design of motorcycle parking areas must comply with all of the following:</p> <p>(a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) be located within 30 m of the main entrance to the building.</p> | <p><b>P1</b></p> <p>The design of motorcycle parking areas must provide safe, obvious and easy access for motorcyclists having regard to all of the following:</p> <p>(a) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building;</p> <p>(b) avoiding creation of concealment points to minimise the risk.</p> |

#### E6.7.10 Design of Bicycle Parking Facilities

| Objective:   |  |
|--|--|
| To encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips by providing secure, accessible and convenient bicycle parking spaces.  |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>The design of bicycle parking facilities must comply with all the following;</p> <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p> | <p><b>P1</b></p> <p>The design of bicycle parking facilities must provide safe, obvious and easy access for cyclists, having regard to all of the following:</p> <p>(a) minimising the distance from the street to the bicycle parking area;</p> <p>(c) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility</p> |

|  |   |
|--|---|
|  | <p>and the route from the parking facility to the building;</p> <p>(d) avoiding creation of concealment points to minimise the risk.</p>  |
| <p><b>A2</b></p> <p>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. <sup>R1</sup></p> | <p><b>P2</b></p> <p>The design of bicycle parking spaces must be sufficient to conveniently, efficiently and safely serve users without conflicting with vehicular or pedestrian movements or the safety of building occupants.</p> |

E6.7.10.R1 Austroads – Cycling Aspects of Austroads Guides 2011 is also a useful reference for the design of bicycle storage facilities.

#### E6.7.11 Bicycle End of Trip Facilities

|  |   |
|--|---|
| Objective:   |   |
| To ensure that cyclists are provided with adequate end of trip facilities.   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.</p> | <p><b>P1</b></p> <p>End of trip facilities must be provided at an adequate level to cater for the reasonable needs of employees having regard to all of the following:</p> <p>(a) the location of the proposed use and the distance a cyclist would need to travel to reach the site;</p> <p>(b) the users of the site and their likely desire to travel by bicycle;</p> <p>(c) whether there are other facilities on the site that could be used by cyclists;</p> <p>(d) opportunity for sharing bicycle facilities by multiple users.</p> |

#### E6.7.12 Siting of Car Parking

|  |
|--|
| Objective:   |
| To ensure that the streetscape, amenity and character of urban areas is not adversely affected by siting of vehicle parking and access facilities. |

| Acceptable Solutions   | Performance Criteria  |
|--|---|
| <p><b>A1</b></p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</p> | <p><b>P1</b></p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone may be located in front of the building line where topographical or other site constraints dictate that this is the only practical solution because of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) there is a lack of space behind the building line to enable compliance with A1;</li> <li>(b) it is not reasonably possible to provide vehicular access to the side or rear of the property;</li> <li>(c) the gradient between the front and the rear of existing or proposed buildings is more than 1 in 5;</li> <li>(d) the length of access or shared access required to service the car parking would constitute more than 75% of the depth of the relevant lot;</li> <li>(e) the access driveway cannot be located at least 2.5 m from a habitable room window of a building defined as a residential building in the Building Code of Australia;</li> <li>(f) the provision of the parking behind the building line would result in the loss of landscaped open space and gardens essential to the values or character of a Heritage Place or Precinct listed in the Heritage Code in this planning scheme;</li> <li>(g) the provision of the parking behind the building line would result in the loss directly or indirectly of one or more significant trees listed in the Significant Trees Code in this planning scheme, and only if designed and located to satisfy all of the following:</li> </ul> |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>(i) does not visually dominate the site;</li> <li>(ii) maintains streetscape character and amenity;</li> <li>(iii) does not result in a poor quality of visual or audio amenity for the occupants of immediately adjoining properties, having regard to the nature of the zone in which the site is located and its preferred uses;</li> <li>(iv) allows passive surveillance of the street.</li> </ul>  |
| <p><b>A2</b></p> <p>In the Central Business Zone on-site parking at ground level adjacent to a street block frontage must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) new vehicular access points are not provided;</li> <li>(b) an active street frontage is retained;</li> <li>(c) parked cars are not visible from the street.</li> </ul> | <p><b>P2</b></p> <p>Any car parking structure or area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be designed to screen the views of cars from public places in the adjacent streets, without blank walls facing onto a street;</li> <li>(b) not detract from the streetscape or any heritage values of the site or the vicinity;</li> <li>(c) avoid significant adverse impacts on the amenity of the occupants of neighbouring property,</li> <li>(d) not prejudice opportunities for active uses on a street frontage in pedestrian priority streets (Figure E6.7.12);</li> <li>(e) not prejudice opportunities for pedestrian links through street blocks.</li> </ul> |

### E6.7.13 Facilities for Commercial Vehicles

|   |  |
|---|--|
| Objective:  |  |
| To ensure that facilities for commercial vehicles are provided on site, as appropriate.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for</p> | <p><b>P1</b></p> <p>Commercial vehicle arrangements for loading, unloading or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road users.</p> |



|   |  |
|---|--|
| <p>Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:</p> <p>(a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;</p> <p>(b) the use is not primarily dependent on outward delivery of goods from the site.</p> |  |
|---|--|

#### E6.7.14 Access to a Road

| Objective:  |  |
|---|--|
| To ensure that access to the road network is provided appropriately.  |  |
| Acceptable Solutions  | Performance Criteria                             |
| <p><b>A1</b></p> <p>Access to a road must be in accordance with the requirements of the road authority.</p> | <p><b>P1</b></p> <p>No Performance Criteria.</p> |

#### E6.7.15 Access to Niree Lane Sandy Bay

| Objective:   |  |
|--|--|
| To ensure provision of safe and adequate access for the users of Niree Lane.               |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Access to multiple dwellings must not be provided from Niree Lane.</p> | <p><b>P1</b></p> <p>Access to multiple dwellings from Niree Lane must only be provided where it is demonstrated that:</p> <p>(a) the use of Niree Lane is safe and suitable for the type and volume of traffic likely to be generated; and</p> <p>(b) conflicts between users are avoided; and</p> <p>(c) access is available for refuse and service vehicles; and</p> <p>(d) the use of Niree Lane does not result in unreasonable adverse amenity impacts on residents along Niree Lane.</p> |

Figure E6.7.12 Pedestrian Priority Streets

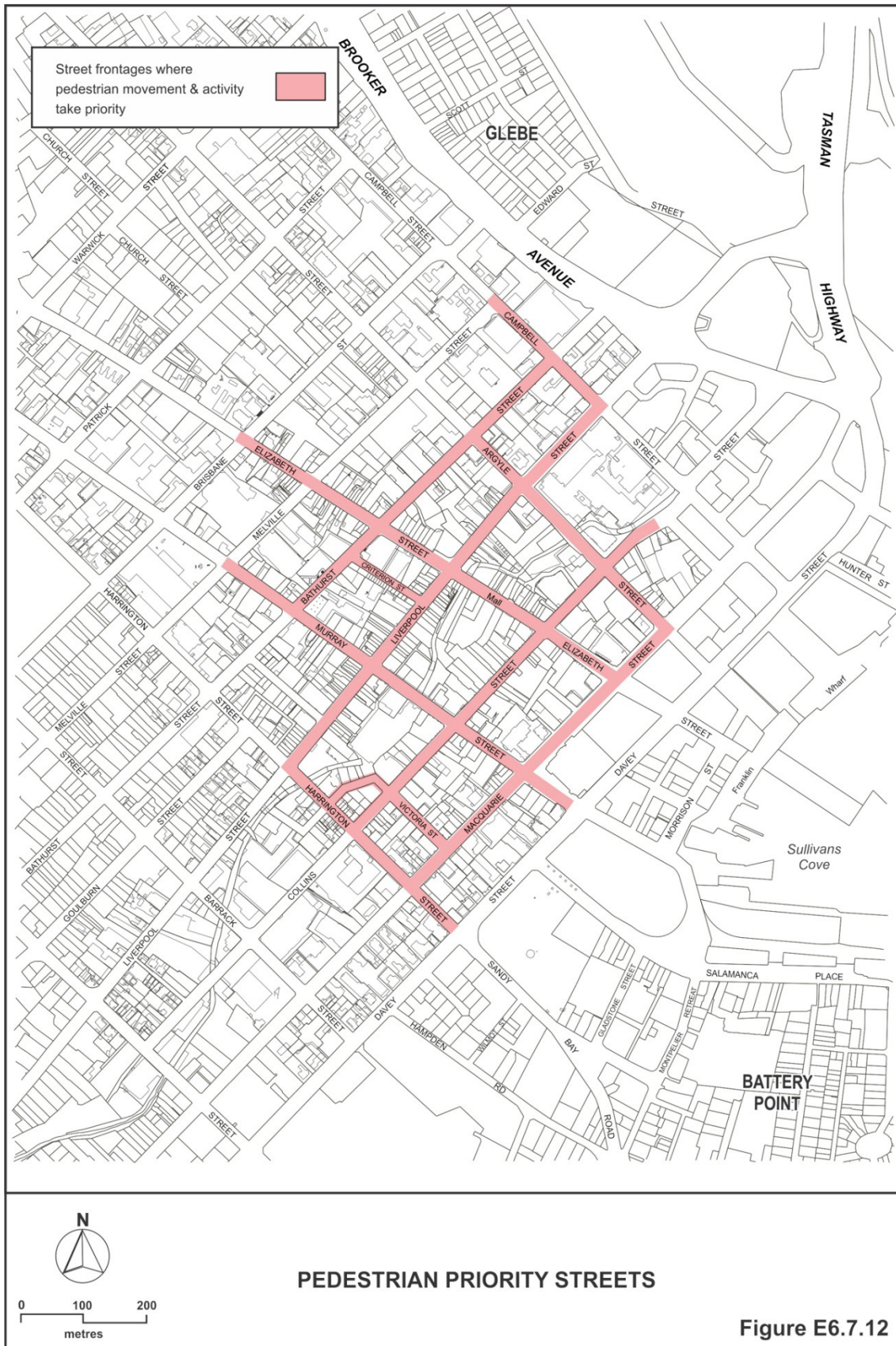


Table E6.1 Number of Car Parking Spaces Required

| Land Use   | Rate (spaces) | Car parking measure   |
|--|---------------|---|
| <b>Use Class: Bulky goods sales</b>  |               |   |
| Motor vehicle, boat or caravan sales   | 1             | for each 100m <sup>2</sup> of display, storage and workshop floor area.           |
| Retail plant nursery   | 1             | for each 50m <sup>2</sup> of floor area.  |
| Bulky goods sales except as otherwise specified in this table.                   | 1             | for each 50m <sup>2</sup> of floor area   |
| <b>Use Class: Business and professional services</b>                             |               |   |
| Funeral parlour  | 0.3           | for each seat or for each m <sup>2</sup> of floor area, whichever is the greater  |
| Medical centre   | 5             | for each person providing health services   |
| Office   | 1             | for each 30m <sup>2</sup> of floor area   |
| Veterinary centre  | 3.5           | for each 100m <sup>2</sup> floor area   |
| Business and professional services, except as otherwise specified in this table. | 1             | for each 30m <sup>2</sup> of floor area   |
| <b>Use Class: Community meeting &amp; entertainment</b>                          |               |   |
| Art and craft centre   | 1             | for each 30m <sup>2</sup> of floor area   |
| Exhibition centre, library, museum or public art gallery                         | 1             | for each 20m <sup>2</sup> of floor area   |
| Cinema, church, civic centre, function centre, public hall, theatre              | 1             | for each 15m <sup>2</sup> floor area or for each 3 seats whichever is the greater |
| Community meeting & entertainment, except as otherwise specified in this table.  | 1             | for each 15m <sup>2</sup> floor area or for each 3 seats whichever is the greater |
| <b>Use Class: Custodial facility</b>   |               |   |

|  |      |  |
|--|------|--|
| Custodial facility   | 0.67 | for each bedroom; or 1.5 spaces for each unit with all spaces in excess of 1 to each unit to be provided as a visitor space whichever is the greater |
| <b>Use Class: Crematoria and cemeteries</b>                                  |      |  |
| Cemetery   | 30   | for each cemetery  |
| Crematorium  | 1    | for each 3 seats or 30 spaces, whichever is the greater  |
| <b>Use Class: Domestic animal breeding, boarding or training</b>             |      |  |
| Domestic animal breeding, boarding or training                               | 1    | for each 40m <sup>2</sup> of floor area  |
| <b>Use Class: Educational and occasional care</b>                            |      |  |
| Childcare centre   | 0.25 | for each child the centre is licensed to accommodate   |
| Primary school   | 0.67 | for each employee and a pick up and set down area with 1 space for each 30 students  |
| Secondary school   | 0.67 | for each employee and a pick up and set down area with 1 space for each 30 students and 1 space for each 10 students aged over 17                    |
| Tertiary institution   | 0.5  | for each employee and 0.1 for each student   |
| Educational and occasional care, except as otherwise specified in this table | 0.5  | for each employee and 0.1 for each student/client.   |
| <b>Use Class: Emergency services</b>   |      |  |
| Emergency services   | 1    | for each 40m <sup>2</sup> of floor area.   |
| <b>Use Class: Equipment and machinery sales and hire</b>                     |      |  |
| Equipment and machinery sales and hire                                       | 1    | for each 50m <sup>2</sup> of floor area.   |

|   |     |   |
|---|-----|---|
| <b>Use Class: Extractive industry</b>                                 |     |   |
| Extractive industry   | 2   | for each 3 employees  |
| <b>Use Class: Food services</b>                                       |     |   |
| Restaurant  | 15  | for each 100m <sup>2</sup> of floor area or 1 space for each 3 seats, whichever is the greater.   |
| Take-away food premises   | 15  | for each 100m <sup>2</sup> of floor area or 1 space for each 3 seats, whichever is the greater.<br><br>Drive through (if applicable): Queuing area for 5 - 12 cars.   |
| Food services, except as otherwise specified in this table            | 15  | for each 100m <sup>2</sup> of floor area or 1 space for each 3 seats, whichever is the greater.   |
| <b>Use Class: General retail and hire</b>                             |     |   |
| Convenience store   | 1   | for each 20m <sup>2</sup> of floor area.  |
| Market  | 2.5 | for each stall.   |
| General retail and hire, except as otherwise specified in this table. | 1   | for each 30m <sup>2</sup> of floor area.  |
| <b>Use Class: Hospital services</b>                                   |     |   |
| Hospital services   | 1   | for each 40m <sup>2</sup> of floor area   |
| <b>Use Class: Hotel industry</b>                                      |     |   |
| Hotel industry  | 1   | for each 3m <sup>2</sup> of public bar room floor area and 1 space for each 6m <sup>2</sup> of beer garden area and 1 space for each 8m <sup>2</sup> of lounge or dining room floor area and 1 space for each 10m <sup>2</sup> of gaming room floor area and 1 space for each 30m <sup>2</sup> of bottleshop floor area and 1 space for each 2 bedrooms and 1 space for each accommodation unit, as applicable. |
| <b>Use Class: Manufacturing and processing</b>                        |     |   |

|  |                 |   |
|--|-----------------|---|
| Manufacturing and processing   | 1               | for each 50m <sup>2</sup> of floor area.  |
| <b>Use Class: Motor racing facility</b>                              |                 |   |
| Motor racing facility  |                 | Subject to traffic and parking impact assessment.   |
| <b>Use Class: Natural and cultural values management</b>             |                 |   |
| Natural and cultural values management                               | No requirement. | No requirement.   |
| <b>Use Class: Passive recreation</b>                                 |                 |   |
| Passive recreation   | No requirement. | No requirement.   |
| <b>Use Class: Pleasure boat facility</b>                             |                 |   |
| Boathouse  | 0.5             | for each boathouse.   |
| Marina   | 0.6             | spaces for each wet berth and 0.2 spaces for each dry storage berth and 0.5 spaces to each marina employee. |
| Pleasure boat facility, except as otherwise specified in this table. |                 | Subject to traffic and parking impact assessment.   |
| <b>Use Class: Port and shipping</b>                                  |                 |   |
| Servicing or repair of boats or marine equipment                     | 1               | for each 50m <sup>2</sup> of floor area.  |
| Passenger terminal   |                 | Subject to traffic and parking impact assessment.   |
| Seaward operations e.g. shipping channel or maintenance dredging     | No requirement  | No requirement  |
| Wharf  |                 | Subject to traffic and parking impact assessment.   |
| Port and shipping, except as otherwise specified in this table.      | 2               | for each 3 staff.   |

|   |   |   |
|---|---|---|
| <b>Use Class: Recycling and waste disposal</b>  |   |   |
| Recycling and waste disposal  | 1 | for each 100m <sup>2</sup> or 1 space for each 1.5 employees, whichever is the greater.   |
| <b>Use Class: Research and development</b>  |   |   |
| Research and development  | 1 | for each 40m <sup>2</sup> of floor area.  |
| <b>Use Class: Residential</b>   |   |   |
| Boarding house or hostel or residential college   | 1 | for each staff member and 1 for every 3 licensed residents.   |
| Caretaker's dwelling  | 1 | for each caretaker's dwelling   |
| Home occupation   | 1 | visitor space for each home occupation  |
| Home-based business   | 1 | for each non-resident employee and 1 visitor space for each home-based business   |
| Multiple dwelling containing 1 bedroom or studio (including all rooms capable of being used as a bedroom) | 1 | for each dwelling and:<br>1 dedicated visitor parking space per 4 dwellings (rounded up to the nearest whole number or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number) |
| Multiple dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom)  | 2 | for each dwelling and:<br>1 dedicated visitor parking space per 4 dwellings (rounded up to the nearest whole number or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number) |
| Residential aged care facility or respite centre  | 3 | for every 10 licensed beds and 1 space for emergency services   |
| Residential mobile home park  | 1 | for each mobile home and 1 visitor space for every 4 mobile homes   |
| Retirement village  | 1 | for each dwelling and 1 visitor space for every 4 dwellings   |

|   |                |   |
|---|----------------|---|
| Single dwelling containing 1 bedroom or studio (including all rooms capable of being used as a bedroom) | 1              |   |
| Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom)  | 2              |   |
| <b>Use Class: Resource development</b>  |                |   |
| Resource development  | No requirement | No requirement  |
| <b>Use Class: Resource processing</b>   |                |   |
| Resource processing   | 1              | For each 50m <sup>2</sup> of floor area   |
| <b>Use Class: Service industry</b>  |                |   |
| Service industry  | 3              | for each 100m <sup>2</sup> floor area, or 3 spaces for each work bay; whichever is the greater. |
| <b>Use Class: Sports and recreation</b>   |                |   |
| Bowling green   | 30             | for the first green and 15 for each additional green.   |
| Fitness centre  | 4.5            | for each 100m <sup>2</sup> of floor area  |
| Golf course   | 4              | for each tee and 1 space for each 15m <sup>2</sup> floor area for licensed club facilities      |
| Swimming pool (other than in conjunction with a dwelling)   | 5.6            | for each 100m <sup>2</sup> of site area.  |
| Squash court (other than in conjunction with a dwelling)  | 4              | for each court  |
| Tennis court (other than in conjunction with a dwelling)  | 4              | for each court  |



|  |                |   |
|--|----------------|---|
| Sports and recreation, except as otherwise specified in this table |                | Subject to traffic and parking impact assessment.   |
| <b>Use Class: Storage</b>  |                |   |
| Storage  | 1              | for each 100m <sup>2</sup> of floor area and 1 for each 40m <sup>2</sup> of ancillary office floor area.  |
| <b>Use Class: Tourist operation</b>                                |                |   |
| Tourist operation  | 1              | for each 25m <sup>2</sup> of floor area for indoor attractions, displays, restaurants and the like; plus 1 space for each 40m <sup>2</sup> of outdoor area for attractions, displays and the like; plus a minimum of 1 bus parking space. |
| <b>Use Class: Transport depot and distribution</b>                 |                |   |
| Transport depot and distribution                                   |                | 3.5 spaces to each 100m <sup>2</sup> of floor area.   |
| <b>Use Class: Utilities</b>  |                |   |
| Utilities  | No requirement | No requirement  |
| <b>Use Class: Vehicle fuel sales and service</b>                   |                |   |
| Vehicle fuel sales and service                                     | 6              | 6 spaces to each work bay plus 1 space to each 20m <sup>2</sup> floor area of convenience store   |
| <b>Use Class: Vehicle parking</b>                                  |                |   |
| Vehicle parking  | No requirement | No requirement  |
| <b>Use Class: Visitor accommodation</b>                            |                |   |
| Backpacker's hostel  | 1              | for every 4 licensed beds.  |
| Bed and breakfast establishment                                    | 1              | for each bedroom  |

|   |   |  |
|---|---|--|
| Camping and caravan park  | 1 | for each individual camping or caravan site and 50% of the relevant requirement for ancillary use.               |
| Guest house   | 1 | for each bedroom   |
| Holiday cabin, holiday unit   | 1 | for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use. |
| Motel   | 1 | for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use. |
| Overnight camping area  | 1 | for each camping site and 1 space for each staff member.   |
| Residential hotel   | 1 | for each bedroom.  |
| Serviced apartment  | 1 | for each serviced apartment unit   |
| Visitor accommodation, except as otherwise specified in this table. | 1 | for each unit and 1 space for each manager's dwelling and 50% of the relevant requirement for any ancillary use. |

#### Operation of Table E6.1

- (a) Table E6.1 sets out the number of car parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is the product of the second and third columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
- (b) Where an existing use or development is extended or intensified, the additional number of car parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of parking spaces is not reduced.
- (c) Where there is an existing surplus of car parking spaces on the land, any additional parking required may be drawn from the surplus.

Table E6.2 Number and Class of Bicycle Parking Spaces Required

| Land Use Term                       | Employee/resident bicycle parking requirement | Class  | Visitor/customer/student bicycle parking requirement | Class |
|-------------------------------------|---|--------|--|-------|
| <b>Use class: Bulky goods sales</b> |   |        |  |       |
| Bulky goods sales                   | 2   | 1 or 2 | 1 for each 2000m <sup>2</sup> floor area (minimum 2) | 3     |

| <b>Use class: Business and professional services</b>                             |  |        |  |   |
|--|--|--------|--|---|
| Medical centre   | 1 for each 8 practitioners   | 1 or 2 | 1 for each 4 practitioners   | 3 |
| Office   | 1 for each 250m <sup>2</sup> floor area after the first 250m <sup>2</sup> floor area | 1 or 2 | 1 for each 1000m <sup>2</sup> of floor area if the floor area exceeds 1000m <sup>2</sup>         | 3 |
| Veterinary centre  | 1 for each 8 practitioners   | 1 or 2 | 1 for each 8 practitioners   | 3 |
| Business and professional services, except as otherwise specified in this table. | 1 for each 250m <sup>2</sup> floor area after the first 250m <sup>2</sup> floor area | 1 or 2 | 1 for each 1000m <sup>2</sup> of floor area if the floor area exceeds 1000m <sup>2</sup>         | 3 |
| <b>Use class: Community meeting and entertainment</b>                            |  |        |  |   |
| Community meeting and entertainment  | 1 for each 500m <sup>2</sup> of floor area   | 1 or 2 | 4 plus 2 for each 200m <sup>2</sup> floor area   | 3 |
| <b>Use class: Educational and occasional care</b>                                |  |        |  |   |
| Childcare centre   | 1 for each 20 employees  | 1 or 2 | 1 for each 20 children   | 3 |
| Primary school   | 1 for each 20 employees  | 1 or 2 | 1 for each 10 students   | 3 |
| Secondary school   | 1 for each 20 employees  | 1 or 2 | 1 for each 10 students   | 3 |
| Tertiary institution (excl student accommodation)                                | 1 for each 20 employees  | 1 or 2 | 1 for each 20 full time students   | 3 |
| <b>Use class: Food services</b>  |  |        |  |   |
| Restaurant   | 1 for each 100m <sup>2</sup> of floor area available to the public                   | 1 or 2 | 1 for each 200m <sup>2</sup> floor area after the first 200m <sup>2</sup> floor area (minimum 2) | 3 |
| Take away food premises  | 1 for each 100m <sup>2</sup> of floor area available to the public                   | 1 or 2 | 1 for each 50m <sup>2</sup> floor area   | 3 |

|   |  |        |   |   |
|---|--|--------|---|---|
| Food services, except as otherwise specified in this table. | 1 for each 100m <sup>2</sup> of floor area available to the public                                   | 1 or 2 | 1 for each 200m <sup>2</sup> floor area after the first 200m <sup>2</sup> floor area (minimum 2)      | 3 |
| <b>Use class: General retail and hire</b>                   |  |        |   |   |
| Amusement parlour   | 1 for each 500m <sup>2</sup> floor area after the first 500m <sup>2</sup> floor area                 | 1 or 2 | 2 plus 1 for each 50m <sup>2</sup> floor area   | 3 |
| Shop  | 1 for each 500m <sup>2</sup> floor area after the first 500m <sup>2</sup> floor area                 | 1 or 2 | 1 for each 500m <sup>2</sup> floor area   | 3 |
| <b>Use class: Hospital services</b>                         |  |        |   |   |
| Hospital services   | 1 for each 15 patient beds   | 1 or 2 | 1 for each 30 beds  | 3 |
| <b>Use class: Hotel industry</b>                            |  |        |   |   |
| Hotel industry  | 1 for each 25m <sup>2</sup> bar floor area plus 1 for each 100m <sup>2</sup> lounge/beer garden area | 1 or 2 | 1 for each 25m <sup>2</sup> bar floor area plus 1 for each 100m <sup>2</sup> lounge, beer garden area | 3 |
| <b>Use class: Manufacturing and processing</b>              |  |        |   |   |
| Manufacturing and processing                                | 1 for each 1000m <sup>2</sup> of floor area  | 1 or 2 | No requirement  | - |
| <b>Use class: Residential</b>                               |  |        |   |   |
| Residential aged care home                                  | 1 for each 7 patient beds  | 1 or 2 | 1 for each 30 beds  | - |
| <b>Use class: Resource processing</b>                       |  |        |   |   |
| Resource processing   | 1 for each 1000m <sup>2</sup> of floor area  | 1 or 2 | No requirement  | - |
| <b>Use class: Visitor accommodation</b>                     |  |        |   |   |

|   |                                   |        |                                   |   |
|---|-----------------------------------|--------|-----------------------------------|---|
| Visitor accommodation                   | 1 for each 40 accommodation rooms | 1 or 2 | 1 for each 30 accommodation rooms | 3 |
| <b>Use class: All other use classes</b> |                                   |        |                                   |   |
| All other use classes                   | No requirement                    | -      | No requirement                    | - |

### Classification of Bicycle Parking Facilities

| Class | Security Level | Description  |
|-------|----------------|--|
| 1     | High           | Fully enclosed individual lockers                              |
| 2     | Medium         | Locked compounds with communal access using duplicate keys     |
| 3     | Low            | Facilities to which the bicycle frame and wheels can be locked |

### Operation of Table E6.2

- (a) Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and fourth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
- (b) Where an existing use or development is extended or intensified, the number of additional bicycle parking spaces required must be calculated on the amount of extension or intensification, provided the existing number of bicycle parking spaces is not reduced.
- (c) Where there is an existing surplus of bicycle parking spaces on the land, any additional bicycle parking required may be drawn from the surplus.
- (d) No new bicycle parking spaces are required to be provided for a change of use in an existing building where there is no increase in the floor area of the building and floor area used is less than 500m<sup>2</sup>.

## E7.0 Stormwater Management Code

### E7.1 Purpose

- E7.1.1 The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy.

### E7.2 Application

- E7.2.1 This code applies to development requiring management of stormwater. This code does not apply to use.

## E7.3 Definition of Terms

E7.3.1 In this code, unless the contrary intention appears;

|   |   |
|---|---|
| ARI   | means the average recurrence interval, which means the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.  |
| impervious surface                                | includes any roof or external paved or hardstand area, including for a road, driveway, a vehicle loading, parking and standing apron, cycle or pedestrian pathway, plaza, uncovered courtyard, deck or balcony or a storage and display area. |
| major stormwater drainage system                  | means the combination of overland flow paths (including roads and watercourses) and the underground reticulation system designed to provide safe conveyance of stormwater runoff and a specific level of flood mitigation.                    |
| minor stormwater drainage system                  | means the stormwater reticulation infrastructure designed to accommodate more frequent rainfall events (in comparison to major stormwater drainage systems) having regard to convenience, safety and cost.                                    |
| stormwater drainage system                        | means a major or minor stormwater drainage system.  |
| suitably qualified person (stormwater management) | means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.   |

## E7.4 Development Exempt from this Code

E7.4.1 No development is exempt from this code.

## E7.5 Application Requirements

E7.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria, as specified:

- (a) a report from a suitably qualified person advising of the suitability of private and public stormwater systems for a proposed development or use;
- (b) a report from a suitably qualified person on the suitability of a site for an on-site stormwater disposal system.

## E7.6 Use Standards

There are no use standards in this code.

## E7.7 Development Standards

## E7.7.1 Stormwater Drainage and Disposal

| Objective:  |   |
|---|---|
| To ensure that stormwater quality and quantity is managed appropriately.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>   | <p><b>P1</b></p> <p>Stormwater from new impervious surfaces must be managed by any of the following:</p> <ul style="list-style-type: none"> <li>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</li> <li>(b) collected for re-use on the site;</li> <li>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</li> </ul> |
| <p><b>A2</b></p> <p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none"> <li>(a) the size of new impervious area is more than 600m<sup>2</sup>;</li> <li>(b) new car parking is provided for more than 6 cars;</li> <li>(c) a subdivision is for more than 5 lots.</li> </ul> | <p><b>P2</b></p> <p>A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p>   |
| <p><b>A3</b></p> <p>A minor stormwater drainage system must be designed to comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</li> </ul>  | <p><b>P3</b></p> <p>No Performance Criteria.</p>  |

|   |                                       |
|---|---------------------------------------|
| (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. |                                       |
| <b>A4</b><br>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.   | <b>P4</b><br>No Performance Criteria. |

E7.7.1.R1 Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania or the Model for Urban Stormwater Improvement Conceptualisation (MUSIC), a nationally recognised stormwater modelling software package used to assess land development proposals based on local conditions including rainfall, land use and topography, is recognised as current best practice.

Table E7.1 Acceptable Stormwater Quality and Quantity Targets

|   |
|---|
| 80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.  |
| 45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.  |
| 45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.  |
| Stormwater quantity requirements must always comply with requirements of the local authority including catchment-specific standards. All stormwater flow management estimates should be prepared according to methodologies described in Australian Rainfall and Runoff (Engineering Australia 2004) or through catchment modelling completed by a suitably qualified person. |

## **E8.0 Electricity Transmission Infrastructure Protection Code**

### **E8.1 Purpose**

E8.1.1 The purpose of this provision is to:

- (a) ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure;
- (b) ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;
- (c) maintain future opportunities for electricity transmission infrastructure.

### **E8.2 Application**



E8.2.1 This code applies to:

- (a) development (including subdivision) within:
  - (i) an electricity transmission corridor;
  - (ii) 55m of a communications station;
- (b) use and development (including subdivision) within 65m of a substation facility.

### E8.3 Definition of Terms

E8.3.1 In this code, unless the contrary intention appears;

|   |   |
|---|---|
| capable of sensitive use                      | means use or development where: <ul style="list-style-type: none"> <li>(a) a permit is not required to commence or carry out a sensitive use or development;</li> <li>(b) a sensitive use or development must be granted a permit; or</li> <li>(c) a planning authority has discretion to refuse or permit a sensitive use or development.</li> </ul>   |
| communications station                        | means an antenna and any supporting tower or pole that is identified on the planning scheme maps and used for carrying communications associated with the electricity transmission entity.  |
| electricity transmission corridor (ETC)       | means land that is identified on the planning scheme maps as being within the ETC overlay <sup>[R1]</sup> .   |
| electricity transmission entity               | means an electricity entity as defined under the <i>Electricity Supply Industry Act 1995</i> that is licenced to carry on operations in the electricity supply industry under that Act with respect to transmission of electricity.   |
| electricity transmission infrastructure (ETI) | means electricity infrastructure as defined by the <i>Electricity Supply Industry Act 1995</i> for or associated with the transmission of electricity. This includes but is not limited to overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity. |
| inner protection area (IPA)                   | means land that is identified on the planning scheme maps as being within the IPA overlay <sup>[R2]</sup> .   |
| registered electricity easement               | means an easement or wayleave held by or benefiting an electricity entity, including: <ul style="list-style-type: none"> <li>(a) an easement registered under the <i>Land Titles Act 1980</i>;</li> <li>(b) a registered wayleave as defined in the <i>Electricity Wayleaves and Easement Act 2000</i>.</li> </ul>  |

|  |  |
|--|--|
| substation facility                                  | means land that is identified on the planning scheme maps as owned, leased, licensed (or similar) by the electricity transmission entity for use as a substation or switching station. This definition does not include easements or land used solely for access to the substation facility. |
| suitably qualified person (Electricity Transmission) | means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.  |
| unregistered wayleave                                | means a wayleave which is entered in the Roll of Unregistered Wayleaves maintained by the electricity transmission entity under the <i>Electricity Wayleaves and Easement Act 2000</i> <sup>[R3]</sup>   |

#### Footnotes

[R1] The ETC incorporates:

- (a) land within 60m of the centreline of an existing overhead electricity transmission line;
- (b) land within 10m of an unregistered wayleave (and including the wayleave), whether associated with an existing transmission line or not; and
- (c) land within 10m of the centreline of underground cabling used for, or associated with, electricity transmission.

[R2] The IPA incorporates:

- (a) land subject to an unregistered wayleave;
- (b) land within 25m of the centreline of an existing 110 kV overhead transmission line;
- (c) land within 30m of the centreline of an existing 220 kV overhead transmission line;
- (d) land within 6m of the centreline of underground cabling used for, or associated with, electricity transmission.

Note: Unregistered wayleaves established by the *Electricity Wayleaves and Easement Act 2000* are unregistered easement rights which can vary in width and are not shown on the title documents for land.

[R3] These easements are not referenced in Schedule 2 of a Torrens Title.

## E8.4 Use and Development Exempt from this Code

The following use and development is exempt from this code:

E8.4.1 Use and development within the electricity transmission corridor, but not within the inner protection area, when involving:

- (a) additions or alterations to an existing building, or the construction of a nonhabitable building, provided the gross floor area is no more than 150m<sup>2</sup>;
- (b) minor utilities or works not associated with the development of a new building.

E8.4.2 Use or development within 65m of a substation facility but no closer than 5m if:

- (a) not involving the storing or handling of material, which is capable of generating airborne particulate matter, outside of a fully enclosed building;
- (b) not involving a sensitive use;
- (c) when involving a sensitive use the new use or development does not involve a habitable building or habitable room.

E8.4.3 Development within 55m of a communications station if:

- (a) building height is no more than 9.5m; and
- (b) a building is located:
  - (i) not less than 5m from any security fence associated with a communications station or the boundary of a site within which a communications station is located; or
  - (ii) not less than 20m from the communications station;
 whichever is the lesser (distance).

E8.4.4 Development of Utilities within 55m of a communications station.

E8.4.5 Use or development of electricity transmission infrastructure.

## E8.5 Application Requirements

E8.5.1 Where performance criteria require the planning authority to have regard to the written advice or requirements of the electricity transmission entity, the applicant must provide the written advice of the electricity transmission entity setting out the entity's views of the proposed use or development.

E8.5.2 In the case of development within the electricity transmission corridor, but outside the inner protection area, the applicant must demonstrate, to the satisfaction of the planning authority that, prior to submission of its application, it has notified, in writing, the electricity transmission entity of the substance and extent of its proposed use or development.

E8.5.3 In addition to any other application requirements, the planning authority may require an assessment, by a suitably qualified person, of noise emissions, as necessary to determine compliance with any acceptable solutions or performance criteria.

## E8.6 Use Standards

E8.6.1 Sensitive use within 65m of a substation facility

|  |                             |
|--|-----------------------------|
| Objective:   |                             |
| To ensure that sensitive use within a habitable building or habitable rooms within a dwelling adequately responds to the potential amenity impact of substation noise. |                             |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>                   |

|                         |  |
|-------------------------|--|
| No Acceptable Solution. | <p>Use must be located an appropriate distance from the substation facility having regard to the following:</p> <p>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility;</p> <p>(b) the written advice from the electricity transmission entity.</p> |
|-------------------------|--|

#### E8.6.2 Use other than sensitive use within 65m of a substation facility

| Objective:   |  |
|--|--|
| To ensure that use of land does not adversely affect the safe and reliable operation of electricity transmission infrastructure within the facility.                   |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.</p> | <p><b>P1</b></p> <p>Use must be located an appropriate distance from the substation facility, having regard to all of the following:</p> <p>(a) the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility;</p> <p>(b) the requirements of the electricity transmission entity.</p> |

#### E8.7 Development Standards for Buildings and Works

##### E8.7.1 Development within the electricity transmission corridor

|  |
|--|
| Objective:   |
| <p>To ensure that development is located appropriate distances from electricity transmission infrastructure to:</p> <p>(a) ensure operational efficiencies, access and security of existing or future electricity transmission infrastructure;</p> |

| (b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure              |   |
|--|---|
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Development is not within:</p> <p>(a) an inner protection area; or</p> <p>(b) a registered electricity easement.</p> | <p><b>P1</b></p> <p>Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following:</p> <p>(a) the need to ensure operational efficiencies of electricity transmission infrastructure;</p> <p>(b) the provision of access and security to existing or future electricity transmission infrastructure;</p> <p>(c) safety hazards associated with proximity to existing or future electricity transmission infrastructure;</p> <p>(d) the requirements of the electricity transmission entity.</p> |

#### E8.7.2 Development for sensitive uses within 65m of a substation facility

| Objective:   |   |
|--|---|
| <p>To ensure that development is located appropriately to:</p> <p>(a) ensure that sensitive uses within habitable buildings or habitable rooms within a dwelling adequately respond to the potential amenity impact of substation noise;</p> <p>(b) ensure operational efficiencies and security of existing and future electricity transmission infrastructure.</p> |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>No acceptable solution.</p>  | <p><b>P1</b></p> <p>Development must be located an appropriate distance from the substation facility having regard to the following:</p> <p>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of</p> |

|  |  |
|--|--|
|  | <p>noise emissions from the substation facility;</p> <p>(b) any written advice from the electricity transmission entity.</p> |
|--|--|

**E8.7.3 Development for uses other than sensitive uses within 65m of a substation facility**

|  |   |
|--|---|
| Objective:   |   |
| To ensure that development is located appropriately to protect against risk to the security, operational efficiency and access to existing and future electricity transmission infrastructure. |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Development must be located no less than 5m from a substation facility.</p>  | <p><b>P1</b></p> <p>Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.</p> |

**E8.7.4 Development within 55m of a communication station**

|  |   |
|--|---|
| Objective:   |   |
| To ensure that development located close to a communication station does not adversely impact upon the security, operational efficiency and access to those facilities.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No part of the development:</p> <p>(a) extends above the height of the facility's antennae/disk when measured in horizontal plane;</p> <p>(b) is located less than:</p> <p>(i) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(ii) 20m to the communications station;</p> <p>whichever is the lesser;</p> | <p><b>P1</b></p> <p>Development must be located an appropriate distance from a communication station, having regard to written advice from the electricity transmission entity.</p> |

## E8.8 Development Standards for Subdivision

### E8.8.1 Subdivision


| Objective:  |   |
|---|---|
| To provide for new lots that:   |   |
| <ul style="list-style-type: none"> <li>(a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity;</li> <li>(b) incorporate controls and restrictions to ensure that future development does not compromise safety, security and operational efficiency of existing and future electricity transmission infrastructure.</li> </ul>  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) separation of existing dwellings;</li> <li>(b) creation of a lot for public open space, road or access;</li> <li>(c) creation of a lot in which the building area is located entirely outside the inner protection area.</li> </ul>  | <p><b>P1</b></p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the need to ensure operational efficiencies of electricity transmission infrastructure;</li> <li>(b) the provision of access and security to existing or future electricity transmission infrastructure;</li> <li>(c) safety hazards associated with proximity to existing or future electricity transmission infrastructure;</li> <li>(d) the requirements of the electricity transmission entity.</li> </ul> |
| <p><b>A2</b></p> <p>A lot, any part of which is located within 65m of a substation facility and which is capable of sensitive use, must:</p> <ul style="list-style-type: none"> <li>(a) identify a building area located no less than 65m from a substation facility that can accommodate a sensitive use; or</li> <li>(b) identify a building area located no less than 5m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building</li> </ul> | <p><b>P2</b></p> <p>A lot, any part of which is located within 65m of a substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility;</li> </ul>   |

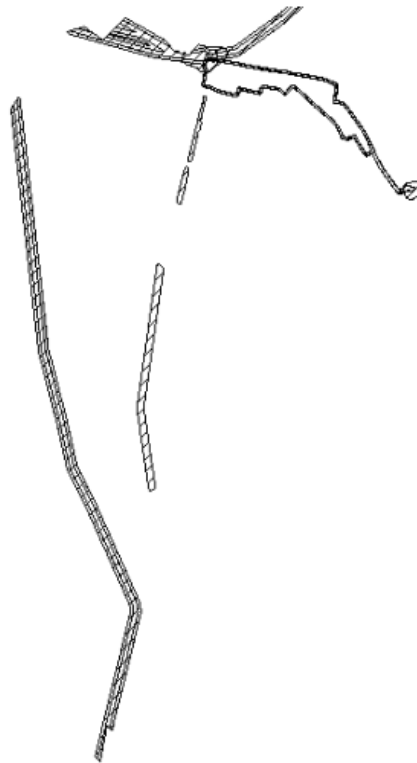
|  |   |
|--|---|
| <p>area closest to the substation facility will not exceed:</p> <ul style="list-style-type: none"> <li>(i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</li> <li>(ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</li> <li>(iii) 65 dB(A) (LAm<sub>ax</sub>) at any time. <ul style="list-style-type: none"> <li>a. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness;</li> <li>b. Noise levels are to be averaged over a 15 minute interval.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>(b) the written advice of the electricity transmission entity.</li> </ul>  |
| <p><b>A3</b></p> <p>A lot, any part of which is located within 55m of a communications station, must identify a building area which is no closer than:</p> <ul style="list-style-type: none"> <li>(a) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</li> <li>(b) 20m to the communications station;</li> </ul> <p>whichever is the lesser.</p>  | <p><b>P3</b></p> <p>The design of each lot must:</p> <ul style="list-style-type: none"> <li>(a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station;</li> <li>(b) have regard to the written advice of the electricity transmission entity.</li> </ul> |




## Map E8 Electricity Transmission Infrastructure Protection - LISTmap

Open the full map extent ([link to the interactive map](#))

 Topographic map



### Legend

Electricity Transmission Infrastructure Protection 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.ETI%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.ETI%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## E9.0 Attenuation Code

### E9.1 Purpose

E9.1.1 The purpose of this provision is to:

- (a) minimise adverse effect on the health, safety and amenity of sensitive use from uses with potential to cause environmental harm; and
- (b) minimise likelihood for sensitive use to conflict with, interfere with or constrain uses with potential to cause environmental harm.

### E9.2 Application

E9.2.1 This code applies to:

- (a) development or use that includes the activities listed in Table E9.1 and E9.2 in a zone other than the Light Industrial, General Industrial or Port and Marine Zone;

- (b) development or use for sensitive use, including subdivision intended for sensitive use;
  - (i) on land within an Attenuation Area shown on the planning scheme maps, or
  - (ii) on land within the relevant attenuation distance from an existing or approved (permit granted) activity listed in Tables E9.1 and E9.2 if no Attenuation Area is shown on the planning scheme maps and that activity is not located in the Light Industrial, General Industrial or Port and Marine Zone.

### E9.3 Definition of Terms

E9.3.1 In this code, unless the contrary intention appears:

|   |  |
|---|--|
| attenuation distance                            | means the distance listed in Tables E9.1 and E9.2.   |
| sensitive zone                                  | means the General Residential; Inner Residential; Low Density Residential; Rural Living; Environmental Living; Urban Mixed Use; Village; Community Purpose; Recreation; Local Business; General Business; Central Business; Commercial; Environmental Management; Major Tourism zones. |
| site specific study                             | means an environmental impact assessment carried out by a suitably qualified person meeting the technical components of s.74 <i>Environmental Management and Pollution Control Act 1994</i> .  |
| uses with potential to cause environmental harm | means all activities listed in Tables E9.1 and E9.2.   |

### E9.4 Use and Development exempt from this Code

E9.4.1 The use or development described below is exempt from this code if any of the following apply:

- (a) activities requiring assessment under the *Environmental Management and Pollution Control Act 1994* by the Board of the Tasmanian Environment Protection Authority;
- (b) additions or alterations to an existing building used for sensitive use provided that the gross floor area does not increase by more than 50% or 100m<sup>2</sup> whichever is the greater.

### E9.5 Application Requirements

E9.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a site specific study if considered necessary to determine compliance with performance criteria.

### E9.6 Use Standards

E9.6.1 Use with Potential to Cause Environmental Harm

|   |  |
|---|--|
| Objective:  |  |
| To ensure that use with potential to cause environmental harm is sufficiently attenuated to ameliorate adverse effects on nearby sensitive use to an acceptable level.        |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Use with potential to cause environmental harm has a separation distance no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.</p> | <p><b>P1</b></p> <p>Use with potential to cause environmental harm and which is set back less than the distance prescribed in A1 must not have an unacceptable adverse affect on existing or likely future sensitive use, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) operational characteristics;</li> <li>(b) scale and intensity;</li> <li>(c) degree of hazard or pollution that may be emitted from the activity;</li> <li>(d) hours of operation;</li> <li>(e) nature of amenity impacts from likely light, noise, odour, particulate, radiation, vibration or waste emissions;</li> <li>(f) existing ambient background levels of light, noise, odour, particulate, radiation, vibration or waste emissions in the locality;</li> <li>(g) measures to eliminate, mitigate or manage emissions.</li> </ul> |

## E9.7 Development Standards

### E9.7.1 Development for Use with Potential to Cause Environmental Harm

|  |  |
|--|--|
| Objective:   |  |
| To ensure that development for use with potential to cause environmental harm is sufficiently attenuated to ameliorate adverse effects on nearby sensitive use to an acceptable level. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Development for use with potential to cause environmental harm has a separation distance</p>   | <p><b>P1</b></p> <p>Development for use with potential to cause environmental harm and which is set back less than the distance prescribed in A1 must not have</p> |

|   |  |
|---|--|
| <p>no less than the minimum attenuation distance listed in Tables E9.1 or E9.2.</p> | <p>an unacceptable adverse affect on existing or likely future sensitive use, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) operational characteristics;</li> <li>(b) scale and intensity;</li> <li>(c) degree of hazard or pollution that may be emitted from the activity;</li> <li>(d) hours of operation;</li> <li>(e) nature of amenity impacts from likely light, noise, odour, particulate, radiation, vibration or waste emissions;</li> <li>(f) existing ambient background levels of light, noise, odour, particulate, radiation, vibration or waste emissions in the locality;</li> <li>(g) measures to eliminate, mitigate or manage emissions.</li> </ul> |
|---|--|

**E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm**

| <p>Objective:</p>  |  |
|--|--|
| <p>To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause environmental harm.</p> |  |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>  | <p><b>P1</b></p> <p>Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use with potential to cause environmental harm; including: <ul style="list-style-type: none"> <li>(i) operational characteristics;</li> <li>(ii) scale and intensity;</li> <li>(iii) degree of hazard or pollution that may emitted from the activity;</li> </ul> </li> </ul> |

|  |   |
|--|---|
|  | <p>(b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance;</p> <p>(c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions</p> |
|--|---|

Table E9.1 Attenuation Distances

The attenuation distances in Table E9.1 and E9.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development, except for extractive industry the attenuation distance must be measured from the boundary of any applicable mining or quarry lease.

| Activity                               | Sub-category  | Likely environmental impacts | Attenuation Distance (metres) |
|--|---|------------------------------|-------------------------------|
| Abattoirs (primary)                    | large animals, greater than 100 tonnes/ year production | odours, noise                | 500                           |
|  | large animals, less than 100 tonnes/year production     |                              | 300                           |
|  | small animals (e.g. poultry)                            |                              | 300                           |
| Abattoirs (secondary)                  | rendering   | odours                       | 1000                          |
| Pre-mix bitumen plants (e.g. batching) | mobile and static                                       | odours                       | 500                           |
| Brickworks                             | n/a   | dust, particulates<br>noise  | 200                           |
| Composting (vegetation only)           | with or without turning                                 | odour                        | 500                           |
| Composting (animal wastes)             | incorporating human and animal wastes without turning   | odour                        | 500                           |
| Composting (animal wastes)             | incorporating human and animal wastes, with turning     | odour                        | 1000                          |
| Concrete batching plants               | n/a   | dust, noise                  | 100                           |
| Concrete or stone articles             | not pipe extrusion                                      | dust, noise                  | 100                           |

|  |   |  |      |
|--|---|--|------|
| Crematoria   | n/a   | odours,<br>particulates                      | 300  |
| Dairy Products   | production of dairy products  | odours                                       | 100  |
| Disposal Site  | all except specific categories below.   | odours, dust,<br>disease, vectors,<br>visual | 500  |
|  | transfer station (except very large stations)   | odours, dust,<br>disease, vectors,<br>visual | 150  |
|  | non-putrescible wastes  | odours, noise                                | 50   |
|  | spray irrigation of liquid wastes of animal or vegetative origin (primary treated),<br>(other than sewage treatment plants)   | odours, disease,<br>vectors                  | 500  |
|  | spray irrigation of liquid wastes of animal or vegetative origin (secondary treated),<br>(other than sewage treatment plants) |  | 200  |
| Feedlot and holding yard                                   | cattle and sheep  | odours                                       | 3000 |
| Fibreglass manufacturing                                   | n/a   | odours                                       | 200  |
| Fish Processing (primary)                                  | fish filleting etc.   | odours, noise,<br>lights                     | 100  |
| Fish Processing (secondary)                                | fish meal production etc.   | odours, noise,<br>lights                     | 1000 |
| Flour Mills  | n/a   | particulates, noise                          | 300  |
| Foundry  | n/a   | odours,<br>particulates, noise               | 1000 |
| Late Night Music Venue                                     | n/a   | noise  | 200  |
| Liquid waste treatment, other than sewage treatment plants | e.g. treatment lagoons for wash down, processing effluent etc.  | odours                                       | 200  |

|                         |  |                             |      |
|-------------------------|--|-----------------------------|------|
| Metal Fabrication       | N/A  | odours, noise               | 500  |
| Organic waste treatment | e.g. cattle and pig slurry   | odours                      | 500  |
| Piggery                 | intensive husbandry  | odours                      | 500  |
| Poultry                 | intensive husbandry  | odours                      | 500  |
| Quarry/pit etc.         | no blasting, crushing or vibratory screening   | noise, dust                 | 300  |
|                         | Blasting hard rock   | noise, vibration, dust      | 1000 |
|                         | Blasting other than hard rock  | noise, vibration, dust      | 300  |
|                         | Crushing or cutting  | noise, dust                 | 750  |
|                         | Vibratory screening  | noise, dust                 | 500  |
| Saleyard                | stock  | odours, noise               | 500  |
| Sandblasting            | n/a  | noise, odours, particulates | 300  |
| Sawmill                 | including wood waste burnt in approved incinerator, wood chipper or use of internal combustion powered chainsaw. | noise, particulates         | 300  |
| Smallgoods manufacture  | N/A  | odours                      | 100  |
| Storage                 | petroleum products and crude oil with fixed roofs  | odours, noise               | 300  |
|                         | petroleum products and crude oil with floating roofs   | odours, noise               | 100  |
|                         | wet salted or unprocessed hides  | odours                      | 300  |
| Wood Preservation       | Without wood chipper   | odours, noise               | 100  |
|                         | Wood chipper   | noise                       | 300  |

Table E9.2 Attenuation Distances for Sewage Treatment Plants

| Type of installation  | Designed Capacity Dry Weather Flow |        |         |         |
|---|------------------------------------|--------|---------|---------|
|   | KL/Day                             | <275   | <1,375  | < 5,500 |
| Person equivalent   | <1,000                             | <5,000 | <20,000 | <50,000 |
|   | Distance in metres                 |        |         |         |
| Aerobic pondage (septic effluent)                                 | 100                                | -      | -       | -       |
| Mechanical/Biological treatment                                   | 100                                | 200    | 300     | 400     |
| Sludge drying beds/sludge digesters not within enclosed premises. | 150                                | 250    | 300     | 400     |
| Aerobic ponds   | 150                                | 350    | 700     | 1000    |
| Anaerobic ponds   | 400                                | 550    | 700     | 850     |
| Facultative ponds   | 300                                | 700    | 1400    | 2200    |
| Land disposal of secondary treatment effluent (iv)                | TBA                                | TBA    | TBA     | TBA     |
| Spray irrigation  | 200                                | 200    | 200     | 200     |
| Flood irrigation  | 50                                 | 50     | 50      | 50      |

## E10.0 Biodiversity Code

### E10.1 Purpose

E10.1.1 The purpose of this provision is to:

- (a) minimise loss of identified threatened native vegetation communities and threatened flora species;
- (b) conserve identified threatened fauna species by minimising clearance of important habitat and managing environmental impact;
- (c) minimise loss of other biodiversity values that are recognised as locally significant by the Planning Authority;

### E10.2 Application

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

### E10.3 Definition of Terms

In this code, unless the contrary intention appears;



|                              |  |
|------------------------------|--|
| Biodiversity Protection Area | means the area to which this code applies, as shown on the planning scheme maps.   |
| clearance and conversion     | means the process of removing native vegetation from an area of land and: <ul style="list-style-type: none"> <li>(a) leaving the area of land, on a permanent or extended basis, in a state predominantly unvegetated with native vegetation; or</li> <li>(b) replacing the native vegetation so removed, on a permanent or extended basis, with residential, commercial, mining, agriculture or other non-agricultural development.</li> </ul>  |
| disturbance                  | means the alteration of the structure and species composition of a native vegetation community through actions including cutting down, felling, thinning, logging, removing or destroying of a native vegetation community.  |
| natural values determination | means an ecological assessment, generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey: <ul style="list-style-type: none"> <li>(a) the location of priority biodiversity values affecting the site;</li> <li>(b) the significance of priority biodiversity values, with particular reference to Table E10.1;</li> </ul>  |
| natural values assessment    | means an ecological assessment, generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey: <ul style="list-style-type: none"> <li>(a) the location of priority biodiversity values affecting the site;</li> <li>(b) the significance of priority biodiversity values, with particular reference to Table E10.1;</li> <li>(c) any likely impact on these priority biodiversity values including existing activities on the site, nearby land uses, weeds, pests, pathogens and the degree of connectivity with other land with natural values;</li> <li>(d) the likely impact of the proposed development or use on these priority biodiversity values;</li> <li>(e) recommendations for the design and siting of the proposed development or use to avoid or minimise the identified impacts;</li> <li>(f) recommendations for the mitigation or management of any residual impacts.</li> </ul> |

|  |  |
|--|--|
| priority biodiversity values             | means as specified in Table E10.1.   |
| special circumstances                    | <p>means particular circumstances associated with the proposed use or development that justify loss of high priority biodiversity values.</p> <p>Special circumstances are considered to exist if one or more of the following apply:</p> <p>(a) the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location;</p> <p>(b) ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence;</p> <p>(c) the development is located on an existing lot within the Low Density Residential, Rural Living or Environmental Living Zone and is for a single dwelling and/or associated residential outbuildings or works;</p> |
| suitably qualified person (biodiversity) | means a person possessing the knowledge, skills and experience to provide advice on ecological issues associated with the use and development of land. The person must be cognisant of current legislation and policy and be mindful of best practice in management and mitigation of potential impacts.   |
| threatened native vegetation community   | means a native vegetation community listed as a threatened vegetation community under the <i>Nature Conservation Act 2002</i> or a threatened ecological community under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .  |
| threatened species                       | means a fauna or flora species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .  |

## E10.4 Development Exempt from this Code

E10.4.1 The following development is exempt from this code:

- (a) clearance and conversion or disturbance associated with a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*;
- (b) forest operations, including clearing for agriculture, in accordance with a certified Forest Practices Plan;
- (c) fire hazard management works in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service on land owned or administered by the Crown or Council;

- (d) fire hazard management works in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- (e) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of clearance and conversion and disturbance is the minimum necessary for adequate protection from bushfire;
- (f) the removal or destruction of declared weeds or local environmental weeds;
- (g) works considered necessary by an agency or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (h) works considered necessary by an agency or council for the protection of a water supply, watercourse, lake, wetland or tidal waters or coastal values as part of a management plan;
- (i) coastal protection works considered necessary by an agency or council that have been designed by a suitably qualified person;
- (j) works within 2 m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;
- (k) works necessary to make safe power lines or for the maintenance, repair, upgrading or replacement of such infrastructure;
- (l) works for the purpose of erecting or maintaining a boundary fence:
  - (i) within 4 m of a boundary line if within the Rural Resource or Significant Agricultural Zones; or
  - (ii) within 2 m of a boundary line if in other zones;
- (m) clearance and conversion or disturbance of an area no more than 100m<sup>2</sup>, from the commencement of this planning scheme, provided that none of the vegetation communities or ecological communities identified as being of 'high' or 'moderate' biodiversity value in Table E10.1 are affected;
- (n) clearance and conversion or disturbance of previously cleared land, provided it can be demonstrated that the previous clearing occurred within the preceding 10 years and that none of the vegetation communities or ecological communities identified as being of 'high' or 'moderate' biodiversity value in Table E.10.1 are affected;
- (o) clearance and conversion or disturbance requiring assessment under the *Forest Practices Act 1985*.

## E10.5 Application Requirements

- E10.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a natural values determination if considered necessary to determine compliance with acceptable solutions.

E10.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a natural values determination;
- (b) a natural values assessment;
- (c) a report detailing how impacts on priority biodiversity values will be avoided, minimised, and/or mitigated;
- (d) a special circumstances justification report;

## E10.6 Use Standards

There are no use standards in this code.

## E10.7 Development Standards

### E10.7.1 Buildings and Works

| Objective:  |  |
|---|--|
| To ensure that development for buildings and works that involves clearance and conversion or disturbance within a Biodiversity Protection Area does not result in unnecessary or unacceptable loss of priority biodiversity values.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Clearance and conversion or disturbance must comply with one of the following:</p> <ul style="list-style-type: none"> <li>(a) be within a Building Area on a plan of subdivision approved under this planning scheme.</li> <li>(b) the development is for a single dwelling on an existing lot within the Low Density Residential Zone, Rural Living Zone or Environmental Living Zone and: <ul style="list-style-type: none"> <li>(i) clearance and conversion or disturbance is confined to Low Priority Biodiversity Values;</li> <li>(ii) the area of clearance and conversion is no more than 3,000m<sup>2</sup>;</li> <li>(iii) the area of disturbance is no more than 3,000m<sup>2</sup>;</li> </ul> </li> <li>(c) the development is other than for a single dwelling on an existing lot within the Low</li> </ul> | <p><b>P1</b></p> <p>Clearance and conversion or disturbance must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) if low priority biodiversity values: <ul style="list-style-type: none"> <li>(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;</li> <li>(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;</li> </ul> </li> <li>(b) if moderate priority biodiversity values: <ul style="list-style-type: none"> <li>(i) development is designed and located to minimise impacts, having regard to constraints such as topography or</li> </ul> </li> </ul> |

|   |   |
|---|---|
| <p>Density Residential Zone, Rural Living Zone or Environmental Living Zone and:</p> <ul style="list-style-type: none"> <li>(i) clearance and conversion or disturbance is confined to Low Priority Biodiversity Values;</li> <li>(ii) the area of clearance and conversion is no more than 1,000m<sup>2</sup>;</li> <li>(iii) the area of disturbance is no more than 1,000m<sup>2</sup>;</li> </ul> | <p>land hazard and the particular requirements of the development;</p> <ul style="list-style-type: none"> <li>(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;</li> <li>(iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;</li> </ul> <p>(c) if high priority biodiversity values:</p> <ul style="list-style-type: none"> <li>(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;</li> <li>(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;</li> <li>(iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;</li> <li>(iv) special circumstances exist;</li> </ul> |
|---|---|

## E10.8 Subdivision Standards

### E10.8.1 Subdivision

Objective:

| <p>To ensure that:</p> <ul style="list-style-type: none"> <li>(a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values;</li> <li>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values.</li> </ul>   |  |
|--|--|
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) be for the purposes of separating existing dwellings;</li> <li>(b) be for the creation of a lot for public open space, public reserve or utility;</li> <li>(c) no works, other than boundary fencing works, are within the Biodiversity Protection Area;</li> <li>(d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area.</li> </ul> | <p><b>P1</b></p> <p>Clearance and conversion or disturbance must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) if low priority biodiversity values: <ul style="list-style-type: none"> <li>(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;</li> <li>(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;</li> </ul> </li> <li>(b) if moderate priority biodiversity values: <ul style="list-style-type: none"> <li>(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;</li> <li>(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;</li> <li>(iii) moderate priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management</li> </ul> </li> </ul> |

|   |   |
|---|---|
|   | <p>measures are retained and protected by appropriate mechanisms on the land title;</p> <p>(c) if high priority biodiversity values:</p> <p>(i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;</p> <p>(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;</p> <p>(iii) high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;</p> <p>(iv) special circumstances exist;</p> |
| <p><b>A2</b></p> <p>Subdivision is not prohibited by the relevant zone standards.</p> | <p><b>P2</b></p> <p>No performance criteria.</p>  |

Table E10.1 Priority Biodiversity Values

| High Priority Biodiversity Values   | Moderate Priority Biodiversity Values  | Low Priority Biodiversity Values        |
|---|--|---|
| <b>Vegetation communities</b>   |  |   |
| Native vegetation communities listed as threatened under the <i>Nature Conservation Act 2002</i> excluding wetlands | Broad-leaf scrub (SBR) excluding <i>Notelaea</i> – <i>Pomaderris</i> – <i>Beyeria</i> forest | All other native vegetation communities |


|   |   |                                  |
|---|---|----------------------------------|
| <i>Eucalyptus amygdalina</i> forest/woodland on sandstone (DAS)   | <i>Eucalyptus amygdalina</i> forest on mudstone (DAM)   |                                  |
| <i>Eucalyptus globulus</i> dry forest/woodland (DGL)  | <i>Eucalyptus globulus</i> wet forest (WGL)   |                                  |
| <i>Eucalyptus ovata</i> forest/woodland (DOV)   | <i>Eucalyptus subcrenulata</i> forest/woodland (WSU)  |                                  |
| <i>Eucalyptus tenuiramis</i> forest/woodland on sediments (DTO)   | <i>Eucalyptus tenuiramis</i> forest/woodland on dolerite (DTD)  |                                  |
| <i>Notelaea – Pomaderris – Beyeria</i> forest (SBR)   | Highland low rainforest and scrub (RSH)   |                                  |
|   | <i>Nothafagus – Atherosperma</i> rainforest (RMT)   |                                  |
|   | <i>Nothafagus</i> rainforest (undifferentiated) (RMU)   |                                  |
| <b>Ecological communities</b>   |   |                                  |
| Ecological communities listed as threatened under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>  | Lowland <i>Themeda triandra</i> grassland (GTL) not meeting the condition thresholds specified in the EPBCA Policy Statement for 'Lowland Native Grasslands of Tasmania'    | All other ecological communities |
| Lowland <i>Themeda triandra</i> grassland (GTL) meeting the condition thresholds specified in the <i>Environment Protection and Biodiversity Conservation Act 1999</i> Policy Statement for 'Lowland Native Grasslands of Tasmania' |   |                                  |
| <b>Fauna habitat</b>  |   |                                  |
| Highly significant actual or potential habitat for fauna species listed as 'endangered' or 'vulnerable' under the <i>Threatened Species Protection Act 1995</i> as determined by a  | Highly significant actual or potential habitat for fauna species listed as 'rare' under the <i>Threatened Species Protection Act 1995</i> as determined by a natural values | All other fauna habitat          |



|   |   |  |
|---|---|--|
| <p>natural values determination or natural values assessment based on the likelihood of use by the species and the importance of that habitat for the species taking into consideration the matters specified in Table E10.1A</p>   | <p>determination or natural values assessment based on the likelihood of use by the species and the importance of that habitat for the species taking into consideration the matters specified in Table E10.1A</p>  |  |
| <p>Highly significant actual or potential habitat for threatened or migratory fauna species listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> as determined by a natural values determination or natural values assessment based on the likelihood of use by the species and the importance of that habitat for the species taking into consideration the matters specified in Table E10.1A</p> | <p>Moderately significant actual or potential habitat for fauna species listed as endangered or vulnerable under the <i>Threatened Species Protection Act 1995</i> as determined by a natural values determination or natural values assessment based on the likelihood of use by the species and the importance of that habitat for the species taking into consideration the matters specified in Table E10.1A</p>                    |  |
|   | <p>Moderately significant actual or potential habitat for threatened or migratory fauna species listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> as determined by a natural values determination or natural values assessment based on the likelihood of use by the species and the importance of that habitat for the species taking into consideration the matters specified in Table E10.1A</p> |  |


## Map E10 Biodiversity Protection Area - LISTmap

Open the full map extent ([link to the interactive map](#))

 Topographic map



### Legend

Biodiversity Protection Area 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.BPA%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.BPA%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

### Table E10.1A Fauna Habitat Assessment Considerations

Fauna habitat assessment considerations:

- the known and potential range of the species;
- the specific habitat requirements and preferences of the species for successful completion of its lifecycle including feeding, shelter and reproduction;
- the extent, distribution, prevalence, condition and likely availability of the specific habitat requirements and preferences of the species on the site;
- the extent, distribution, prevalence, condition and likely availability of the specific habitat requirements and preferences of the species elsewhere;
- observations of species on the site;
- records of species observations on the site and elsewhere.

Determinations of habitat significance should consider:

- habitat descriptions published by the State or Federal Governments and independent statutory authorities;
- published scientific literature; and/or
- expert opinion.

## **E11.0 Waterway and Coastal Protection Code**

### **E11.1 Purpose**

E11.1.1 The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

- minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;
- minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;
- protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- minimise impact on water quality in potable water supply catchment areas.

### **E11.2 Application**

E11.2.1 This code applies to development within:

- Waterway and Coastal Protection Areas;
- Future Coastal Refugia Areas;
- Potable Water Supply Areas.

This code does not apply to use.

### **E11.3 Definition of Terms**

E11.3.1 In this code, unless the contrary intention appears;

|   |  |
|---|--|
| buildings and works dependant on a coastal location | means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities, wharves and food services facilities serving users of coastal areas.<br>Dwellings are not included. |
| coastal values                                      | means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.  |

|  |  |
|--|--|
| Future Coastal Refugia Area                | means land within a Future Coastal Refugia Area shown on the planning scheme maps.   |
| natural streambank and streambed condition | <p>means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using The Tasmanian River Condition Index (TRCI): Physical Form Field Manual and Hydrology User's Manual (NRM South 2009).</p> <p>(This does not imply absolute stability as the bank and bed of all streams is subject to natural erosion over time. Thus, an unstable bank or bed is one that erodes at a faster rate than natural).</p>  |
| natural values                             | means biodiversity, environmental flows, natural streambank stability and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.   |
| natural values assessment                  | <p>means an assessment by a suitably qualified person which is generally consistent with the Guidelines for Natural Values Assessment, (DPIPWE July 2009) and includes:</p> <ul style="list-style-type: none"> <li>(a) a survey of the site for natural values;</li> <li>(b) an assessment of the significance of the natural values of a site;</li> <li>(c) an assessment of the likely impact of the proposed development on natural values;</li> <li>(d) recommendations for the appropriate siting and design of proposed development to minimise likely impact on natural values;</li> <li>(e) recommendations for how the likely impact on natural values can be avoided, minimised or mitigated;</li> <li>(f) a site plan depicting the above information.</li> </ul> |
| Potable Water Supply Area                  | means land within a Potable Water Supply Area shown on the planning scheme maps.   |
| riparian vegetation                        | means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.  |
| river condition                            | means condition of a waterway as determined using the Tasmanian River Condition Index (TRCI) (NRM South 2009).   |
| soil and water management plan             | means a specific site plan acceptable to the planning authority that details sediment and erosion control measures on building and construction sites prepared by a suitably qualified person in accordance with best practice guidelines. R1  |
| soil disturbance                           | includes disturbance of the bed of a watercourse, wetland or lake.   |

|                                      |   |
|--------------------------------------|---|
| Waterway and Coastal Protection Area | <p>means land in either of the following;</p> <p>(a) within a Waterway and Coastal Protection Area shown on the planning scheme maps;</p> <p>(b) within the relevant distance from a watercourse, wetland, lake or the coast shown in Table E11.1;</p> <p>but does not include a piped watercourse or drainage line.</p> <p>If an inconsistency in regards to width exists between Table E11.1 and the Waterway and Coastal Protection Area shown on the planning scheme maps, the distance in Table E11.1 prevails.</p> <p>The categorisation of a watercourse, or a section of a watercourse, is defined by its depiction on the planning scheme maps by the Waterway and Coastal Protection Area regardless of the actual area of the catchment.</p> |
| waterway values                      | <p>means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.</p>  |

E11.3.R1 Soil and Water Management for Building and Construction Sites (DPIPWE 2009?) and the Wetlands and Waterways Works Manual (DPIWE, 2003) are recognised as best practice guidelines.

## E11.4 Development Exempt from this Code

E11.4.1 The following development is exempt from this code:

- (a) development associated with a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994*;
- (b) development that does not involve clearing of vegetation or soil disturbance;
- (c) development involving clearing or modification of vegetation or soil disturbance:
  - (i) on pasture, cropping, vineyard or orchard land;
  - (ii) within a private garden, public garden or park, national park or State-reserved land,

provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a Covenant in Gross;
- (d) forest operations, including clearing for agriculture, in accordance with a certified Forest Practices Plan;
- (e) fire hazard management works in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service on land owned or administered by the Crown or Council;
- (f) fire hazard management works required in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;

- (g) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of clearing and soil disturbance is the minimum necessary for adequate protection from bushfire;
- (h) the removal or destruction of declared weeds or local environmental weeds;
- (i) works considered necessary by an agency or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (j) works considered necessary by an agency or council for the protection of a water supply, watercourse, lake, wetland or tidal waters or coastal values as part of a management plan;
- (k) coastal protection works considered necessary by an agency or council that have been designed by a suitably qualified person;
- (l) works within 2 m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;
- (m) works necessary to make safe power lines or for the maintenance, repair, upgrading or replacement of such infrastructure;
- (n) works for the purpose of erecting or maintaining a boundary fence;
  - (i) within 4 m of a boundary line if within the Rural Resource or Significant Agricultural Zones; or
  - (ii) within 2 m of a boundary line if in other zones;

## E11.5 Application Requirements

E11.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a natural values assessment;
- (b) a soil and water management plan;
- (c) a coastal processes assessment;
- (d) a site survey from a qualified land surveyor identifying the location of a Waterways and Coastal Protection Area, a Future Coastal Refugia Area or a Potable Water Supply Area, if uncertainty exists as to the relative location of the development site.

## E11.6 Use Standards

There are no use standards in this code.

## E11.7 Development Standards

### E11.7.1 Buildings and Works

|   |   |
|---|---|
| Objective:  |   |
| To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p>A1</p> <p>Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>                                    | <p><b>P1</b></p> <p>Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) avoid or mitigate impact on natural values;</li> <li>(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;</li> <li>(c) avoid or mitigate impacts on riparian or littoral vegetation;</li> <li>(d) maintain natural streambank and streambed condition, (where it exists);</li> <li>(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</li> <li>(f) avoid significantly impeding natural flow and drainage;</li> <li>(g) maintain fish passage (where applicable);</li> <li>(h) avoid landfilling of wetlands;</li> <li>(i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.</li> </ul> |
| <p>A2</p> <p>Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>   | <p><b>P2</b></p> <p>Building and works within a Future Coastal Refugia Area must satisfy all of the following:</p>  |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>(a) allow for the landward colonisation of wetlands and other coastal habitats from adjacent areas;</li> <li>(b) not be landfill;</li> <li>(c) avoid creation of barriers or drainage networks that would prevent future tidal inundation;</li> <li>(d) ensure coastal processes of deposition or erosion can continue to occur;</li> <li>(e) avoid or mitigate impact on natural values;</li> <li>(f) avoid or mitigate impact on littoral vegetation;</li> <li>(g) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).</li> </ul> |
| <p><b>A3</b></p> <p>Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.</p> | <p><b>P3</b></p> <p>Buildings and works within a Potable Water Supply Area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) ensure no detriment to potable water supplies;</li> <li>(b) be in accordance with the requirements of the water and sewer authority.</li> </ul>  |
| <p><b>A4</b></p> <p>Development must involve no new stormwater point discharge into a watercourse, wetland or lake.</p>   | <p><b>P4</b></p> <p>Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) risk of erosion and sedimentation is minimised;</li> <li>(b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed;</li> <li>(c) potential for significant adverse impact on natural values is avoided.</li> </ul>  |

E11.7.2 Buildings and Works Dependent on a Coastal Location



| Objective:  |   |
|---|---|
| To ensure that buildings and works dependent on a coastal location are appropriately provided for, whilst minimising impact on natural values, acknowledging the economic, social, cultural and recreational benefits that arise from such development. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p>                                   | <p><b>P1</b></p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) need for a coastal location is demonstrated;</li> <li>(b) new facilities are grouped with existing facilities, where reasonably practical;</li> <li>(c) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible;</li> <li>(d) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</li> <li>(e) impacts to coastal processes, including sand movement and wave action, are minimised and any potential impacts are mitigated so that there are no significant long-term impacts;</li> <li>(f) waste, including waste from cleaning and repairs of vessels and other maritime equipment and facilities, is managed in accordance with current best practice so that significant impact on natural values is avoided.</li> </ul> |
| <p><b>A2</b></p> <p>No Acceptable Solution for dredging and reclamation.</p>  | <p><b>P2</b></p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be necessary to establish a new or expanded use or development or continue an existing use or development;</li> <li>(b) impacts on coastal processes that may lead to increased risk of inundation, including sand movement and wave action, are</li> </ul>   |

|  |   |
|--|---|
|  | <p>minimised and potential impacts are mitigated so that there are no significant long-term impacts;</p>  |
| <p><b>A3</b></p> <p>No Acceptable Solution for coastal protection works initiated by the private sector.</p> | <p><b>P3</b></p> <p>Coastal protection works initiated by the private sector must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified person;</li> <li>(b) minimise adverse impact on coastal processes that may lead to increased risk of inundation, including wave action and behaviour, sediment dynamics, current and tidal flows in the area.</li> </ul> |

## E11.8 Subdivision Standards

### E11.8.1 Subdivision

|  |  |
|--|--|
| Objective:   |  |
| To ensure that:  |  |
| <ul style="list-style-type: none"> <li>(a) works associated with subdivision in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values;</li> <li>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values.</li> </ul>   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area must comply with one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) be for the purpose of separation of existing dwellings;</li> <li>(b) be for the creation of a lot for public open space, public reserve or utility;</li> <li>(c) no works, other than boundary fencing works, are within a Waterway and Coastal</li> </ul> | <p><b>P1</b></p> <p>Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) minimise impact on natural values;</li> <li>(b) provide for any building area and any associated bushfire hazard management area to be either: <ul style="list-style-type: none"> <li>(i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or</li> </ul> </li> </ul> |

|   |   |
|---|---|
| <p>Protection Area, Future Coastal Refugia Area or Potable Water Supply Area;</p> <p>(d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area.</p> | <p>(ii) able to accommodate development capable of satisfying this code.</p> <p>(c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.</p> |
| <p><b>A2</b></p> <p>Subdivision is not prohibited by the relevant zone standards.</p>   | <p><b>P2</b></p> <p>No performance criteria.</p>  |

Table E11.1 Spatial Extent of Waterway and Coastal Protection Areas

Spatial Extent of Waterway and Coastal Protection Areas

| <b>Watercourse, Wetland, other Waterbody or the Coast</b>   | <b>Width</b> |
|---|--------------|
| <p><b>Class 1:</b><br/>Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.</p>   | 40m          |
| <p><b>Class 2:</b><br/>Watercourses from the point where their catchment exceeds 100 ha.</p>  | 30m          |
| <p><b>Class 3:</b><br/>Watercourses carrying running water for most of the year between the points where their catchment is from 50 ha to 100 ha.</p>   | 20m          |
| <p><b>Class 4:</b><br/>All other watercourses carrying water for part or all of the year for most years.</p>  | 10m          |
| <p><b>Ramsar Wetlands:</b><br/>Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).</p>   | 100m         |
| <p><b>Other Wetlands:</b><br/>Wetlands not listed under the Ramsar Convention.</p>  | 50m          |
| <p><b>Operation of Table E11.1: Spatially defining 'width':</b></p> <p>(a) Width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes.</p> <p>(b) In the case of watercourses, the Protection Area also includes the waterway itself, being between the top of the banks on either side.</p> |              |

Any watercourse (including the tidal waters of the River Derwent) within or adjacent to any of the following zones is deemed to be a Class 4 Watercourse:

General Residential Zone

Inner Residential Zone

Low Density Residential Zone

Urban Mixed Use Zone

Local Business Zone

General Business Zone

Central Business Zone

Commercial Zone

Light Industrial Zone

Port and Marine Zone

Particular Purpose Zones.

## **E12.0 This code number is not used in this planning scheme**

## **E13.0 Historic Heritage Code**

### **E13.1 Purpose**

E13.1.1 To recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

### **E13.2 Application**

E13.2.1 This code applies to development involving land defined in this code as any of the following:

- (a) a Heritage Place;
- (b) a Heritage Precinct;
- (c) a Cultural Landscape Precinct;
- (d) a Place of Archaeological Potential.

E13.2.2 This code does not apply to use, unless a Heritage Place is listed because its use or history of use is a key criterion in its listing.

E13.2.3 This code does not apply to signs.

### **E13.3 Definition of Terms**

E13.3.1 In this code, unless the contrary intention appears:

|                                  |  |
|----------------------------------|--|
| archaeological evidence          | means low level remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste and/or by-products, residues, pollen.  |
| archaeological impact assessment | means a report prepared by a suitably qualified person that includes a design review and describes the impact of proposed works upon archaeological sensitivity (as defined in a statement of archaeological potential).   |
| archaeological method statement  | means a report prepared by a suitably qualified person that includes the following where relevant to the matter under consideration: <ul style="list-style-type: none"> <li>(a) strategies to identify, protect and/or mitigate impacts to known and/or potential archaeological values (typically as described in a Statement of Archaeological Potential);</li> <li>(b) collections management specifications including proposed storage and curatorial arrangements;</li> <li>(c) identification of measures aimed at achieving a public benefit;</li> <li>(d) details of methods and procedures to be followed in implementing and achieving (a), (b) and (c) above;</li> <li>(e) expertise to be employed in achieving (d) above;</li> <li>(f) reporting standards including format/s and content, instructions for dissemination and archiving protocols.</li> </ul> |
| conservation                     | means all the processes of looking after a place so as to retain its historic cultural heritage significance   |
| conservation plan                | means a plan prepared by a suitably qualified person in accordance with The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance (Kerr J, National Trust of Australia, NSW, 1982).   |
| cultural landscape precinct      | means an area shown on the planning scheme maps as a cultural landscape precinct and described in Table E13.3 as having particular historic cultural heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value.   |
| heritage impact statement        | means a report from a suitably qualified person setting out the effect of the proposed development on the historic cultural heritage significance of the place.  |
| heritage precinct                | means an area shown on the planning scheme maps as a heritage precinct and described in Table E13.2 as having particular historic cultural heritage  |

|   |   |
|---|---|
|   | significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.  |
| historic cultural heritage significance       | means as defined in the <i>Historic Cultural Heritage Act 1995</i> . For precincts, historic cultural heritage significance is informed by the statements of historic cultural heritage significance in Tables E13.3 and E13.4.   |
| heritage place                                | means a place listed and described in Table E13.1.  |
| place   | means a place listed and described in Table E13.1 that is a site, area, landscape, building or other work, group of buildings or other works, with any associated views, spaces, and surroundings such as historic plantings or landscaping features, or evidence of past land use.   |
| place of archaeological potential             | means a place described in Table E13.4 as having the potential to contain archaeological remains that provide information about the past.   |
| restoration                                   | means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.   |
| reconstruction                                | means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.   |
| statement of archaeological potential         | means a report prepared by a suitably qualified person that includes all of the following: <ul style="list-style-type: none"> <li>(a) a written and illustrated site history;</li> <li>(b) overlay plans depicting the main historical phases of site development and land use on a modern base layer;</li> <li>(c) a disturbance history.</li> <li>(d) a written statement of archaeological significance and potential accompanied by an archaeological sensitivity overlay plan depicting the likely surviving extent of important archaeological evidence (taking into consideration key significant phases of site development and land use, and the impacts of disturbance).</li> </ul> |
| statement of compliance                       | means a report from a suitably qualified person setting out their assessment of the proposed development's compliance with this Code.   |
| statement of significance                     | means a report from a suitably qualified person setting out the historic cultural heritage significance of the place.   |
| suitably qualified person (historic heritage) | means a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualifications and experience in the cultural heritage.   |

## E13.4 Development Exempt from this Code

E13.4.1 The following development is exempt from this code:

### **Development within the specific extent of a heritage place**

- (a) the demolition or removal of internal building or works not involving:
  - (i) the removal of heritage fabric such as skirting boards, fire mantles or ceiling roses; or
  - (ii) alterations to the original plan form of a building;
- (b) maintenance and minor repair of buildings, including repainting, re-cladding, re-roofing and re-stumping where like-for-like materials and external colours are used;
- (c) temporary structural stabilisation works as certified by a structural engineer;
- (d) permanent stabilisation works considered by a suitably qualified person to meet the Purpose and Objectives of this Code;
- (e) building works, alterations, and modifications required for compliance with fire regulations under the Building Code of Australia not visible externally upon completion from a street, park, reserve or other public space bounded by the property;

### **Development within a heritage precinct, cultural landscape precinct, heritage place or place of archaeological potential**

- (f) works incidental to the maintenance of a garden or grounds, excepting where the garden or grounds are specifically part of the General Description column in Table E13.1;
- (g) if they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, hot water cylinders and air-conditioners;
- (h) a maximum of 1 mast for telecommunications and a single flagpole provided each is not more than 6m in height and is not attached to any building within a heritage place listed in Table E13.1;
- (i) the construction or demolition of:
  - (i) side and rear boundary fences:
    - a. not adjoining a road or public reserve; and
    - b. not more than a total height of 2.1m above natural ground level;except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1;
  - (ii) fencing of agricultural land or for protection of wetlands and watercourses;

- (iii) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety;
- (j) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1 the construction or demolition of;
  - (i) retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m;
- (k) the planting, clearing or modification of vegetation for any of the following purposes, except where the vegetation is specifically part of the General Description column in Table E13.1:
  - (i) the landscaping and the management of vegetation:
    - a. on pasture or cropping land, other than for plantation forestry on prime agricultural land; or
    - b. within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;
  - (ii) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the *Forest Practices Act 1985*;
  - (iii) fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;
  - (iv) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
  - (v) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;
  - (vi) to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;
  - (vii) for soil conservation or rehabilitation works including 'Landcare' activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the *Weed Management Act 1999*;
  - (viii) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;
  - (ix) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;



- (x) within 1m of a title boundary for the purpose of erecting an approved boundary fence or for maintaining an existing boundary fence;

**Development within a heritage precinct, cultural landscape precinct or heritage place (but not on a place of archaeological potential)**

- (l) minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:
  - (i) minor widening or narrowing of existing carriageways; or making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices; and
  - (ii) markings, street lighting and landscaping, except where any of those elements are specifically part of the General Description column in Table E13.1;
- (m) minor infrastructure within a road reservation, park, playground or outdoor recreation facility such as, playground equipment, seating and shelters, public art, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, traffic control devices and markings, and the like incidental to the function of that road reservation, park, playground or outdoor recreational facility;
- (n) construction, placement or demolition of minor outbuildings or structures if:
  - (i) no new outbuilding is closer to a street frontage than the main building;
  - (ii) the gross floor area of each outbuilding or structure does not exceed 9m<sup>2</sup> and a combined total area of such buildings or structures does not exceed 20m<sup>2</sup>;
  - (iii) no side is longer than 3m;
  - (iv) no part of the outbuilding or structure is higher than 2.4m above natural ground level;
  - (v) the maximum change of level as a result of cut or fill is 0.5m; and
  - (vi) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service;
- (o) construction, placement or demolition of an unroofed deck not attached to or abutting a building, that has a floor level less than 1m above natural ground level and is at least 1m from any boundary;
- (p) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1, the laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland;

**Development within a heritage precinct or cultural landscape precinct (but not on a heritage place or a place of archaeological potential)**

- (q) Development within a road, park or other public space that is not visible from a road, park or other public space bounding the site;

**Development within a heritage precinct, a cultural landscape precinct or a place of archaeological potential (but not on a heritage place)**

- (r) one satellite dish no more than 2m in diameter;
- (s) solar collector panels and photovoltaic cells on a roof;
- (t) boundary fences adjoining a road or public reserve, and not more than a total height of 1.2m above natural ground level;
- (u) the construction of buildings or works, other than a dwelling, in the Rural Resource Zone or the Significant Agricultural Zone, that are directly associated with, and a subservient part of, an agricultural use if:
  - (i) individual buildings do not exceed 100m<sup>2</sup> in gross floor area;
  - (ii) the setback from all property boundaries is not less than 30m;
  - (iii) no part of the building or works are located within 30m of a wetland or watercourse;
  - (iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and
  - (v) the building or works are not located on prime agricultural land;

**General**

- (v) the demolition or removal of a building or works stated in the 'particular exclusions from listing' column in the Tables to this code;
- (w) any type of development stated in the 'particular exempt development' column in the Table to this code;
- (x) the provision, maintenance or repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:
  - (i) electricity, gas, sewerage, storm water and water reticulation to individual streets, lots or buildings;
  - (ii) traffic control devices and markings, fire hydrants and the like on public land;
- (y) maintenance and repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines, where like for like materials and finishes are used for reinstatement are used;

**Development involving the excavation of land in a place of archaeological potential**

- (z) development involving the disturbance of ground in a Place of Archaeological Potential if, either:
  - (i) the development area where ground disturbance is proposed has been assessed under a previous development application and the archaeological potential was realised when that permitted was acted upon or the site was found not to be of archaeological sensitivity; or
  - (ii) an archaeological impact assessment is provided by a suitably qualified person demonstrating that the nature of the development will not result in disturbance of ground considered to be of archaeological sensitivity;
- (aa) excavation for the purposes of maintenance or replacement of electricity, gas, sewerage, stormwater or water reticulation infrastructure within a Place of Archaeological Potential, provided all such activities will be confined to within existing service trenches, pits or wells that have been previously excavated.
- (bb) Development involving the excavation of land in a place of archaeological potential if it is within an existing building that is not a heritage listed place to a depth of 1m.
- (cc) Excavation of land to a depth of no more than 0.5m and no more than 1m<sup>2</sup> in area on a heritage place in a place of archaeological potential provided it is for the purposes of the installation, maintenance or replacement of electricity, gas, sewerage, storm water or water reticulation.

## E13.5 Application Requirements

E13.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a conservation plan;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;
- (c) a statement of significance;
- (d) a heritage impact statement;
- (e) a statement of compliance;
- (f) a statement of archaeological potential;
- (g) an archaeological impact assessment;
- (h) an archaeological method statement;
- (i) a report outlining environmental, social, economic or safety reasons claimed to be of greater value to the community than the historic cultural heritage values of a place proposed to be demolished or partly demolished, and demonstrating that there is no prudent and feasible alternative;
- (j) for an application for subdivision, plans showing :
  - (i) the location of existing buildings; and

- (ii) building envelopes on the relevant lots, including the balance lot.

## E13.6 Use Standards

E13.6.1 There are no use standards in this code.

## E13.7 Development Standards for Heritage Places

### E13.7.1 Demolition

| Objective:  |  |
|---|--|
| To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No acceptable solution</p>  | <p><b>P1</b></p> <p>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <ul style="list-style-type: none"> <li>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</li> <li>(b) there are no prudent and feasible alternatives;</li> <li>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</li> <li>(d) significant fabric is documented before demolition.</li> </ul> |

### E13.7.2 Buildings and Works other than Demolition

|  |
|--|
| Objective:   |
| <p>To ensure that development at a heritage place is:</p> <ul style="list-style-type: none"> <li>(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and</li> <li>(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.</li> </ul> |

| Acceptable Solutions                            | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>Development must not result in any of the following:</p> <ul style="list-style-type: none"> <li>(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</li> <li>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</li> </ul> |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> <li>(a) scale and bulk, materials, built form and fenestration;</li> <li>(b) setback from frontage;</li> <li>(c) siting with respect to buildings, structures and listed elements;</li> <li>(d) using less dominant materials and colours.</li> </ul>  |
| <p><b>A3</b></p> <p>No Acceptable Solution.</p> | <p><b>P3</b></p> <p>Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p> | <p><b>P4</b></p> <p>Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>   |
| <p><b>A5</b></p>                                | <p><b>P5</b></p>   |

|  |   |
|--|---|
| New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence. | New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.                       |
| <b>A6</b><br>Areas of landscaping between a dwelling and the street must be retained.  | <b>P6</b><br>The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place. |

### E13.7.3 Subdivision

|   |   |
|---|---|
| Objective:  |   |
| To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution.  | <b>P1</b><br>A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:<br><br>(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;<br><br>(b) ensuring a sympathetic pattern of subdivision;<br><br>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required. |

### E13.8 Development Standards for Heritage Precincts

#### E13.8.1 Demolition

|   |  |
|---|--|
| Objective:  |  |
| To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>No Acceptable Solution.  | <b>P1</b><br>Demolition must not result in the loss of any of the following:<br><br>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;<br><br>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;<br><br>unless all of the following apply;<br><br>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;<br><br>(ii) there are no prudent or feasible alternatives;<br><br>(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct. |

#### E13.8.2 Buildings and Works other than Demolition

|   |   |
|---|---|
| Objective:  |   |
| To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct. |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution   | <b>P1</b><br>Design and siting of buildings and works must not result in detriment to the historic cultural |

|   |  |
|---|--|
|   | heritage significance of the precinct, as listed in Table E13.2.   |
| <b>A2</b><br>No Acceptable Solution   | <b>P2</b><br>Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.   |
| <b>A3</b><br>No Acceptable Solution   | <b>P3</b><br>Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.   |
| <b>A4</b><br>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence. | <b>P4</b><br>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.  |
| <b>A5</b><br>Areas of landscaping between a dwelling and the street must be retained.   | <b>P5</b><br>The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct. |

### E13.8.3 Subdivision

|  |  |
|--|--|
| Objective:   |  |
| To ensure that subdivision within a Heritage Precinct is consistent with historic patterns of development and does not create potential for future incompatible development. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>No Acceptable Solution  | <b>P1</b><br>Subdivision must not result in any of the following:<br><br>(a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2; |



|  |   |
|--|---|
|  | <p>(b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;</p> <p>(c) potential for a confused understanding of the development of the precinct;</p> <p>(d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct.</p> |
| <p><b>A2</b></p> <p>No Acceptable Solution</p>   | <p><b>P2</b></p> <p>Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.2.</p>  |
| <p><b>A3</b></p> <p>No acceptable solution</p>   | <p><b>P3</b></p> <p>In Heritage Precincts SB1 (Quayle-King Street) and SB4 (Ashfield Street) residential properties must not be subdivided, other than for boundary adjustments that do not increase the development potential of lots.</p>   |
| <p><b>A4</b></p> <p>In Heritage Precinct BP1 any new lot created must be:</p> <p>(a) not less than:</p> <p>(i) 400m<sup>2</sup> for a lot with an existing dwelling;</p> <p>(ii) 300m<sup>2</sup> for a vacant lot;</p> <p>(b) not more than 500m<sup>2</sup>.</p> | <p><b>P4</b></p> <p>Any new lot created in Heritage Precinct BP1 must not detract from the pattern of development that is a characteristic of the cultural heritage significance of the precinct in the vicinity of the site.</p>   |

#### E13.8.4 Buildings and Works in Heritage Precinct BP1

(This clause applies in addition to clauses E13.8.1, E13.8.2 and E13.8.3)

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To ensure that development undertaken within Heritage Precinct BP1 is sympathetic to the character of the precinct. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |
| <b>A1</b>   | <b>P1</b>                   |

|  |   |
|--|---|
| <p>Site area per dwelling unit in Heritage Precinct BP1 must be not less than 350m<sup>2</sup>.</p>  | <p>Site area per dwelling may be less if the development does not detract from the pattern of development that is a characteristic of the cultural heritage significance of the precinct in the vicinity of the site.</p>   |
| <p><b>A2</b></p> <p>No acceptable solution.</p>  | <p><b>P2</b></p> <p>Buildings should be close to the street frontage except where the prevailing setback on the same side of the street is substantial, in which case the setback shall conform to the general building line.</p>   |
| <p><b>A3</b></p> <p>Building height (not including the basement or attic floor space with dormer windows) must not be greater than two storeys, or one storey if most buildings on the same side of the street in the immediate vicinity are single storey.</p>          | <p><b>P3</b></p> <p>The height of development must neither be obtrusive in the streetscape nor detract from the pattern of development that is a characteristic of the cultural heritage significance of the precinct in the vicinity of the site.</p>  |
| <p><b>A4</b></p> <p>No acceptable solution.</p>  | <p><b>P4</b></p> <p>Where reasonable and practicable, a dwelling must substantially occupy the width of the frontage of a lot, except where the prevailing setbacks from side boundaries on the same side of the street are substantial and not so as to exclude a driveway or car parking at the side of the building.</p> |
| <p><b>A5</b></p> <p>The rear setback of the principal building must be at least:</p> <p>(a) 6 m for lots of up 14 m in width;</p> <p>(b) 5 m for lots greater than 14 m in width.</p>  | <p><b>P5</b></p> <p>The rear setback of the principal building must not detract from the layout pattern of development that contributes to the cultural heritage significance of the precinct and its contribution to private amenity facilitated by the 'house and garden' form of development.</p>                        |
| <p><b>A6</b></p> <p>A site where the principal building, excluding the basement, in part or whole is:</p> <p>(a) not more than one storey in height, or one storey comprising attic floor space with dormer windows, must have a site coverage of not more than 50%;</p> | <p><b>P6</b></p> <p>The building must not detract from the pattern of development that is a characteristic of the cultural heritage significance of the Precinct in the vicinity of the site.</p>   |

|   |  |
|---|--|
| (b) two or more storeys must have a site coverage of not more than 40%. |  |
| <b>A7</b><br>No acceptable solution.                                    | <b>P7</b><br>Land directly between a dwelling and the street shall not be designed or paved or used for the manoeuvring or parking of vehicles except to gain access.  |
| <b>A8</b><br>No acceptable solution.                                    | <b>P8</b><br>Each lot must have not more than one crossing over the footpath per frontage and have a maximum width of 3 m unless it can be demonstrated that the crossing and its width is essential and will:<br><br>(a) not detract from the historic cultural heritage significance of the precinct;<br><br>(b) provide a net benefit in parking quantum taking into account any loss in on-street parking required to facilitate the additional or wider access. |
| <b>A9</b><br>Maximum of 1 parking space per dwelling.                   | <b>P9</b><br>Parking must not detract from the cultural heritage significance or the setting of existing dwellings.  |

## E13.9 Development Standards for Cultural Landscape Precincts

### E13.9.1 Demolition

|   |  |
|---|--|
| Objective:  |  |
| To ensure that demolition in whole or in part of buildings or works within a Cultural Landscape Precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>No Acceptable Solution.  | <b>P1</b><br>Demolition must not result in the loss of any of the following: |

|  |  |
|--|--|
|  | <p>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</p> <p>(b) fabric or landscape elements, including plants, trees, fences, walls, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;</p> <p>unless both of the following apply;</p> <p>(i) there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(ii) there are no prudent and feasible alternatives.</p> |
|--|--|

#### E13.9.2 Buildings and Works other than Demolition

| Objective:  |   |
|---|---|
| To ensure that development undertaken within a Cultural Landscape Precinct is sympathetic to the character of the precinct. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>No Acceptable Solution</p>  | <p><b>P1</b></p> <p>Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.3.</p> |
| <p><b>A2</b></p> <p>No Acceptable Solution</p>  | <p><b>P2</b></p> <p>Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.3.</p>                             |

#### E13.9.3 Subdivision

|   |
|---|
| Objective:  |
| To ensure that subdivision within a Cultural Landscape Precinct retains the character of the precinct and does not increase the likelihood of incompatible development. |

| Acceptable Solutions                           | Performance Criteria   |
|--|--|
| <p><b>A1</b></p> <p>No Acceptable Solution</p> | <p><b>P1</b></p> <p>Subdivision must not result in any of the following:</p> <ul style="list-style-type: none"> <li>(a) detriment to the historic cultural heritage significance of the precinct, as set out in Table E13.3;</li> <li>(b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;</li> <li>(c) potential for a confused understanding of the development of the precinct;</li> <li>(d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct</li> </ul> |
| <p><b>A2</b></p> <p>No Acceptable Solution</p> | <p><b>P2</b></p> <p>Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.3.</p>   |

## E13.10 Development Standards for Places of Archaeological Potential

### E13.10.1 Building, Works and Demolition

| Objective:  |  |
|---|--|
| To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>Building and works do not involve excavation or ground disturbance.</p>   | <p><b>P1</b></p> <p>Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the archaeological evidence, either known or predicted;</li> </ul> |

|  |   |
|--|---|
|  | <p>(b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;</p> <p>(c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</p> <p>(d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</p> <p>(e) measures proposed to preserve significant archaeological evidence 'in situ'.</p> |
|--|---|

#### E13.10.2 Subdivision

|  |   |
|--|---|
| Objective:   |   |
| To ensure that subdivision does not increase the likelihood of adverse impact on a place of archaeological potential.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Subdivision provides for building restriction envelopes on titles over land defined as the Place of Archaeological Potential in Table E13.4.</p> | <p><b>P1</b></p> <p>Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following:</p> <p>(a) that no archaeological evidence exists on the land;</p> <p>(b) that there is no significant impact upon archaeological potential.</p> |

### Table E13.1 Heritage Places

Table E13.1 is provided as separate links to individual tables grouped alphabetically by street name. The table is also provided as a single downloadable file (PDF, 1.2 MB, 109 pages).

|                      |                      |                       |                      |
|----------------------|----------------------|-----------------------|----------------------|
| Aberdeen to Auvergne | Baintree to Byron    | Cameron to Cross      | Darcy to Dynnyrne    |
| Earl to Evelyn       | Faraday to Frederick | Gardenia to Grosvenor | Hamilton to Hurlle   |
| James to Joynton     | Kelly to Knopwood    | Lambert to Lynton     | Macfarlane to Murray |
| Napoleon to Nutgrove | Oakley to Oldham     | Paget to Prospect     | Quayle to Quorn      |
| Randall to Russell   | Salamanca to Syme    | Tara to Turner        | Union to View        |
| Waimea to Yardley    | Other Structures     |                       |                      |

The 'general description' column of Table E13.1 has the status of a footnote. It is not a statutory part of this planning scheme.

Figure E13.1.1 Specific Extent 11-17 Argyle Street

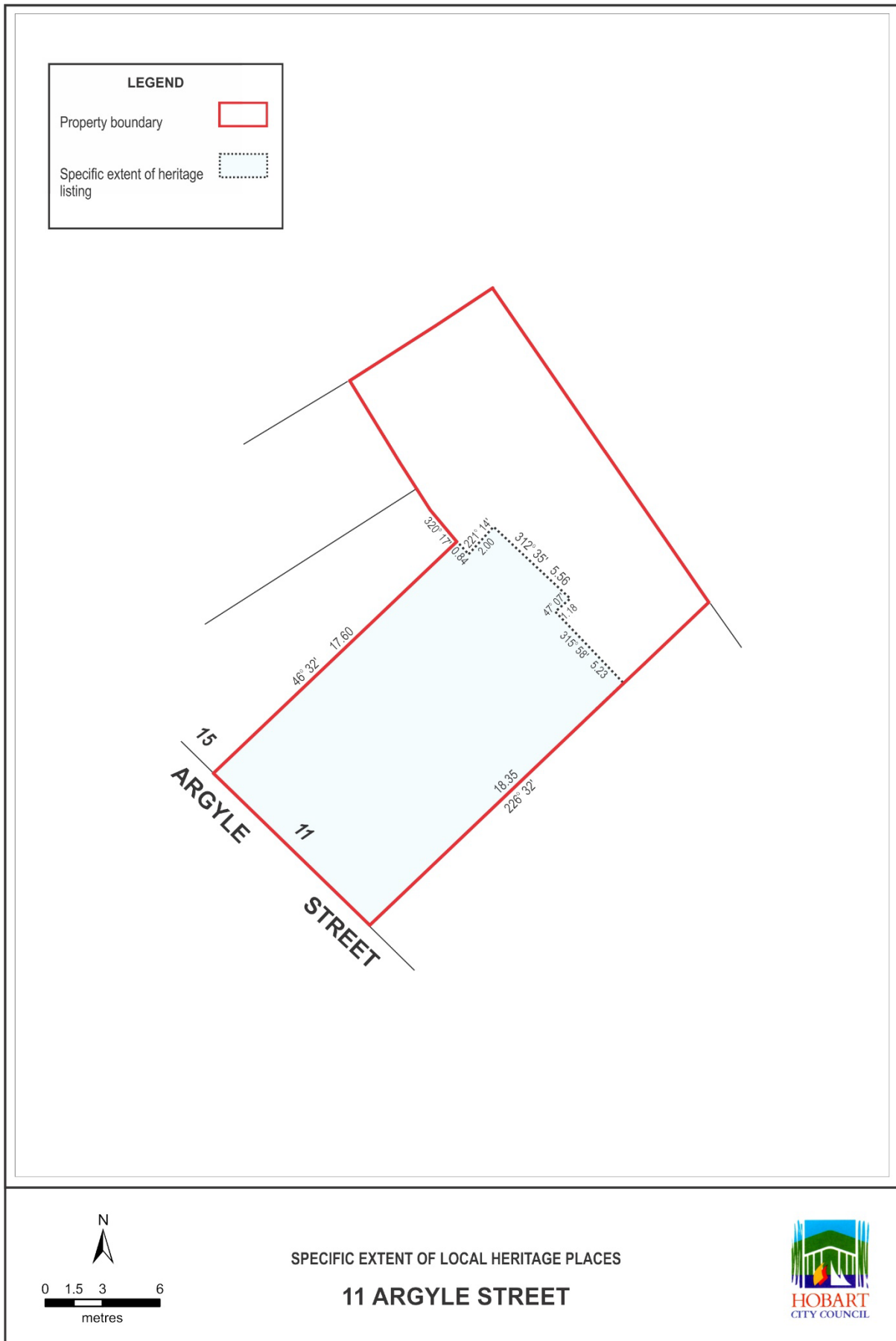




Figure E13.1.2 Specific Extent Barrack Street Bridge Pillars

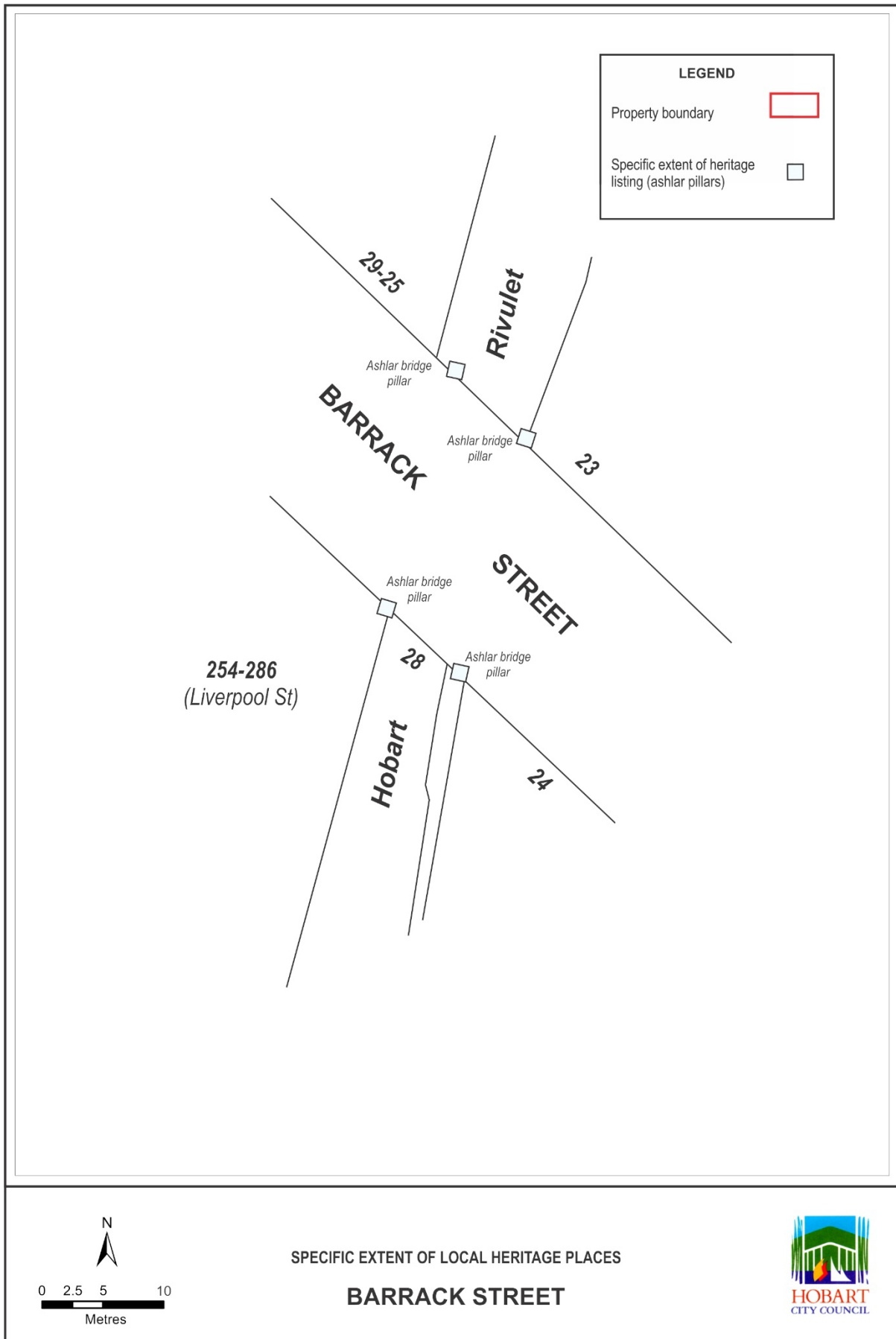


Figure E13.1.3 Specific Extent 45-71 Bathurst Street

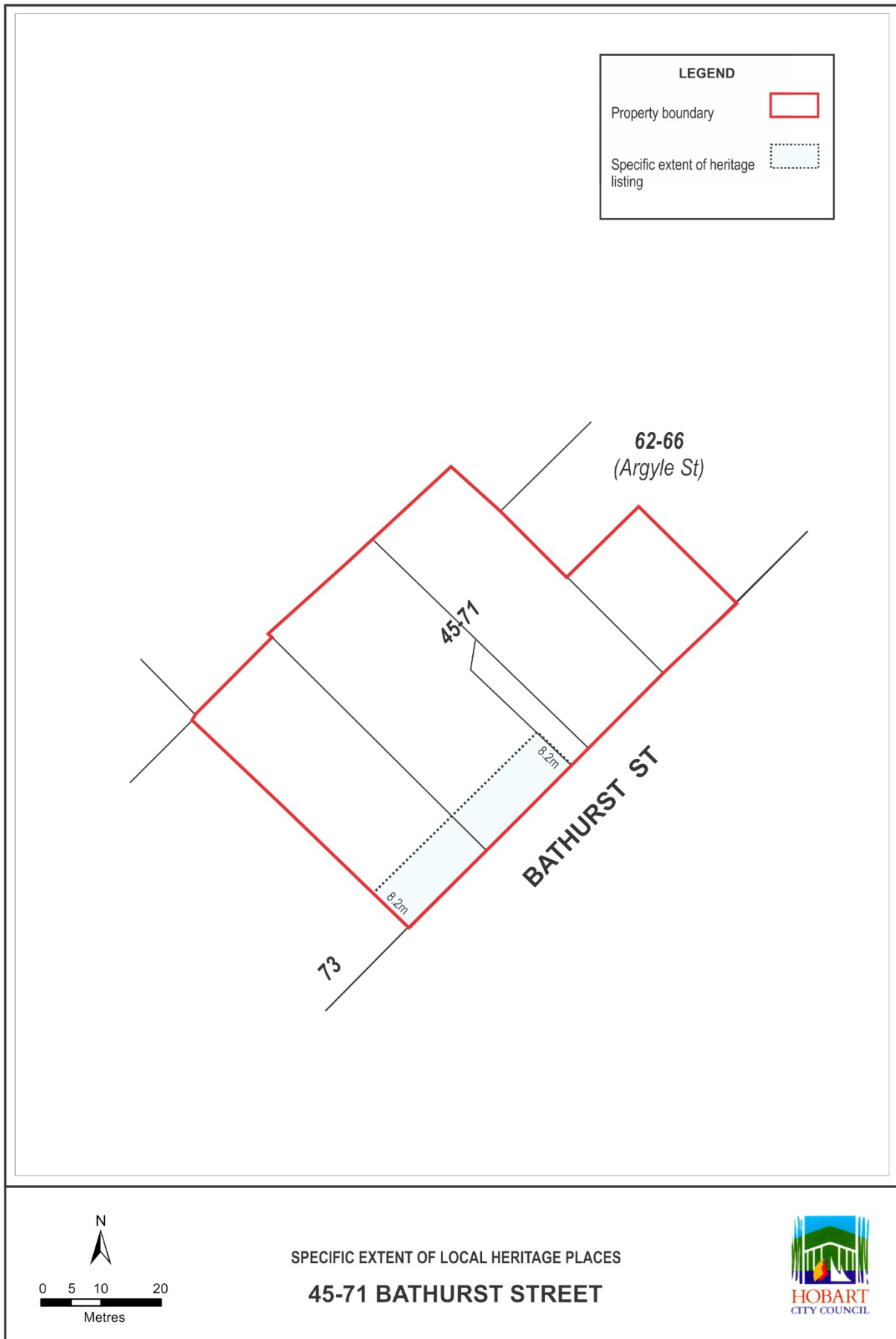


Figure E13.1.4 Specific Extent 155-157 Collins Street



Figure E13.1.5 Specific Extent 156 Collins Street

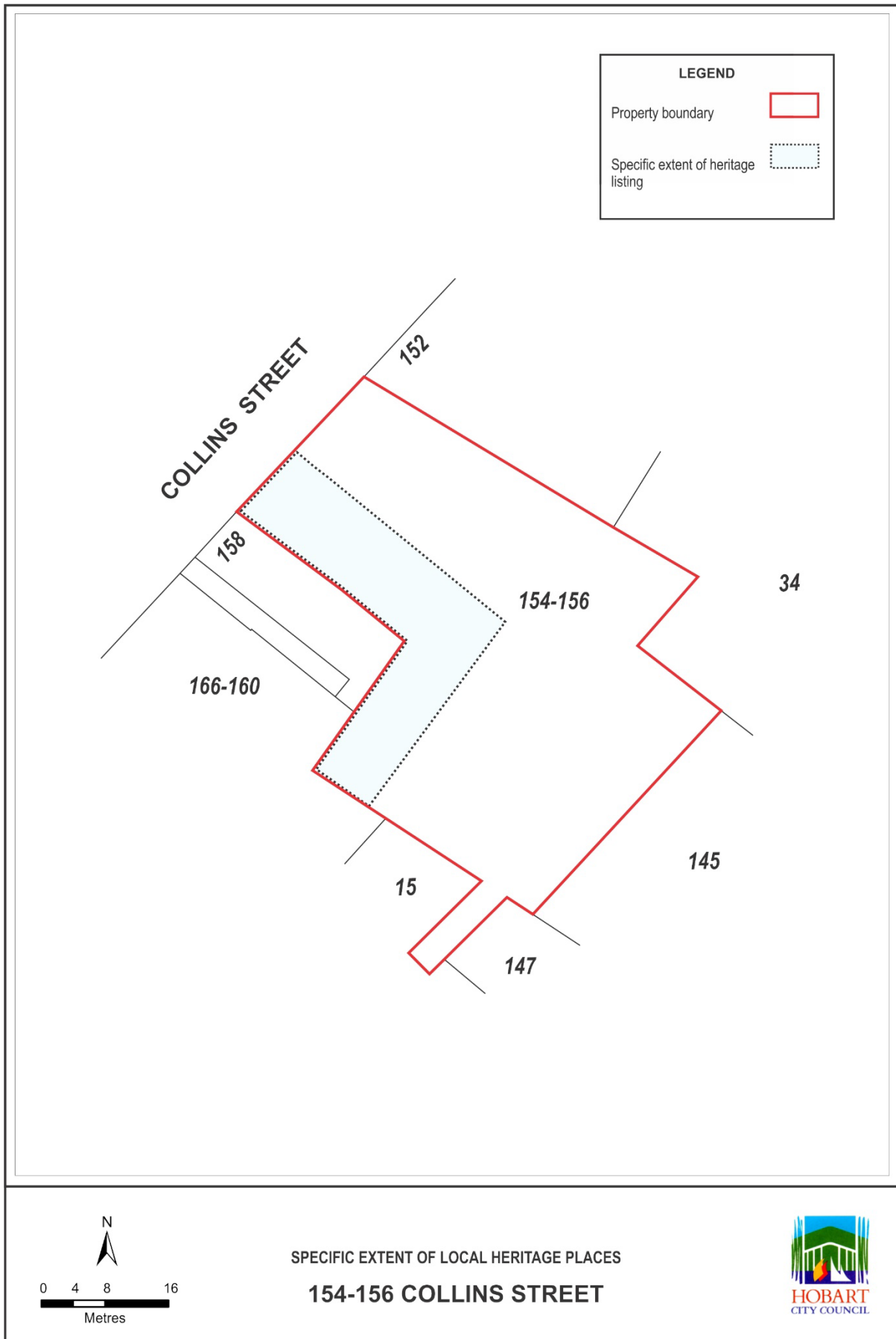


Figure E13.1.6 Specific Extent Collins Street Stone Walls

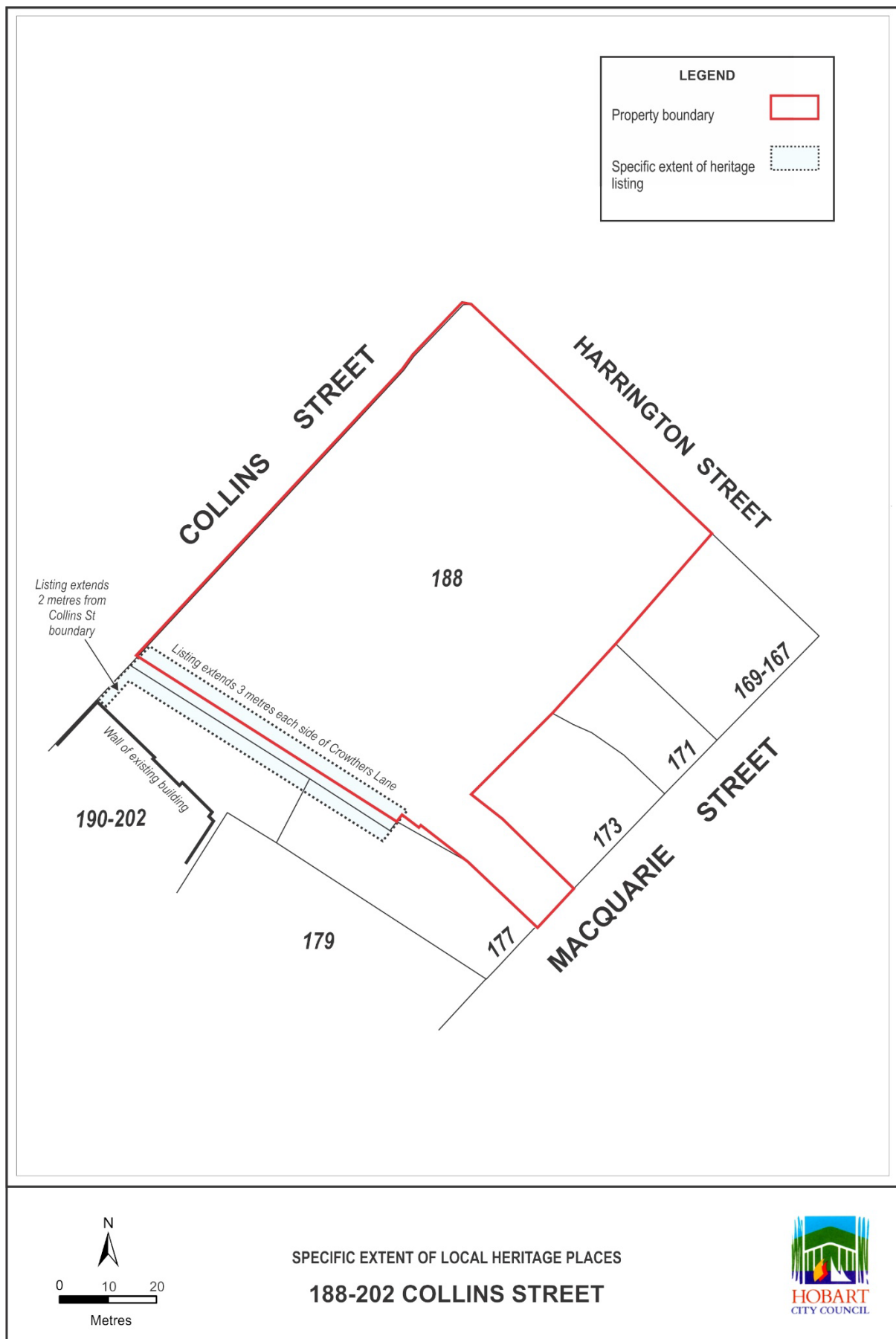


Figure E13.1.7 Specific Extent 146A-150 Elizabeth Street

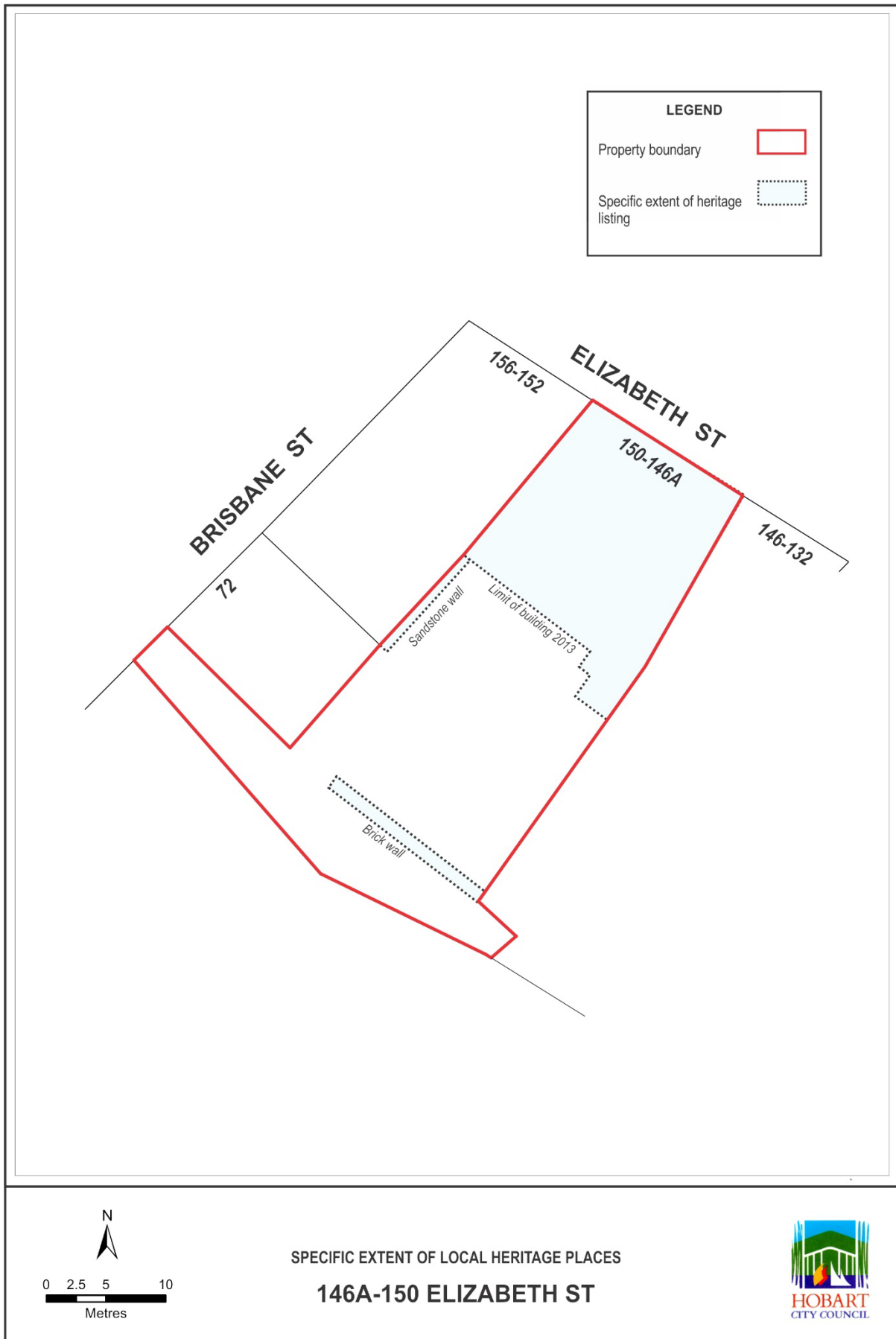


Figure E13.1.8 Specific Extent 75 Harrington Street

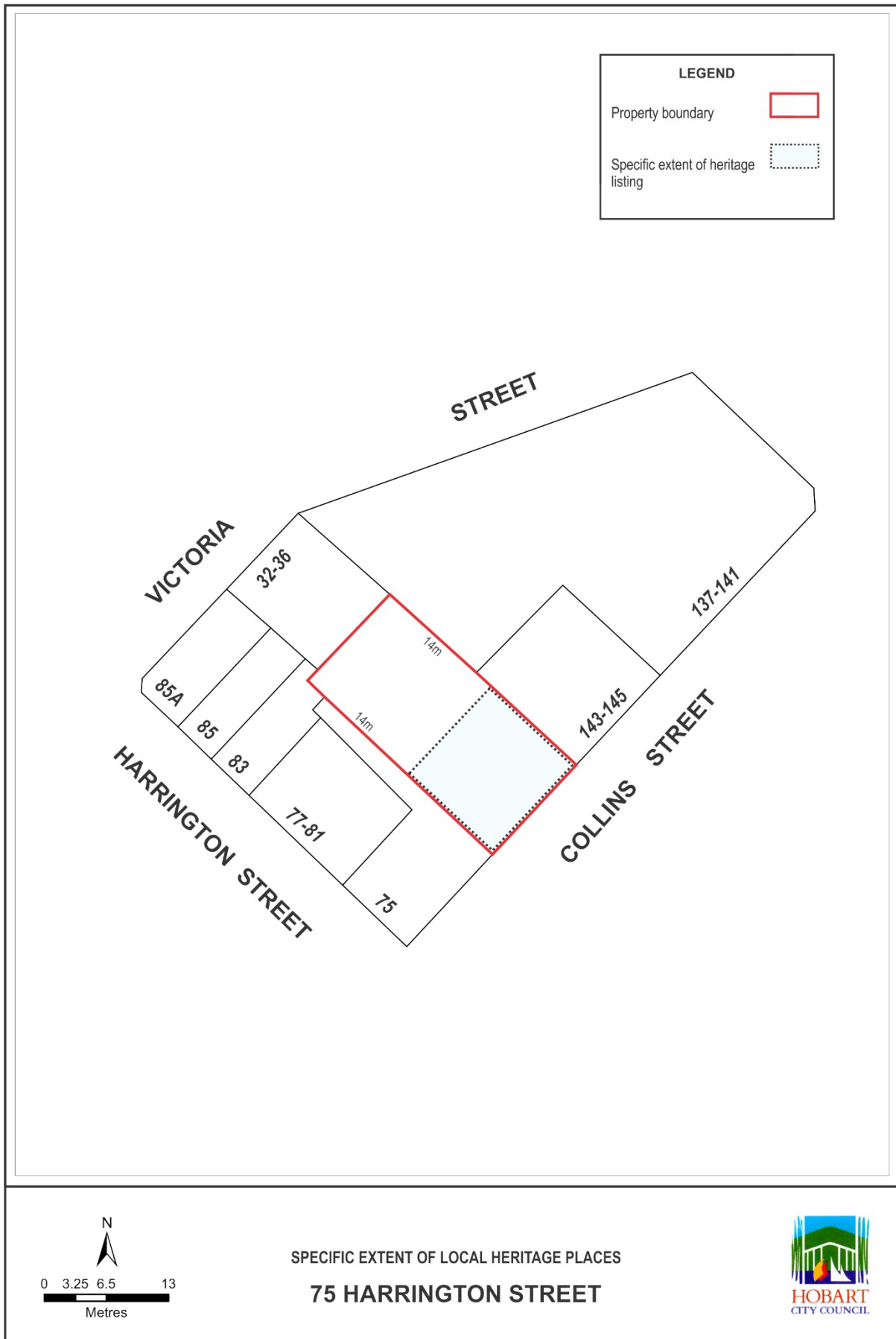


Figure E13.1.9 Specific Extent 113 Harrington Street





Figure E13.1.10 Specific Extent 59-63 Liverpool Street

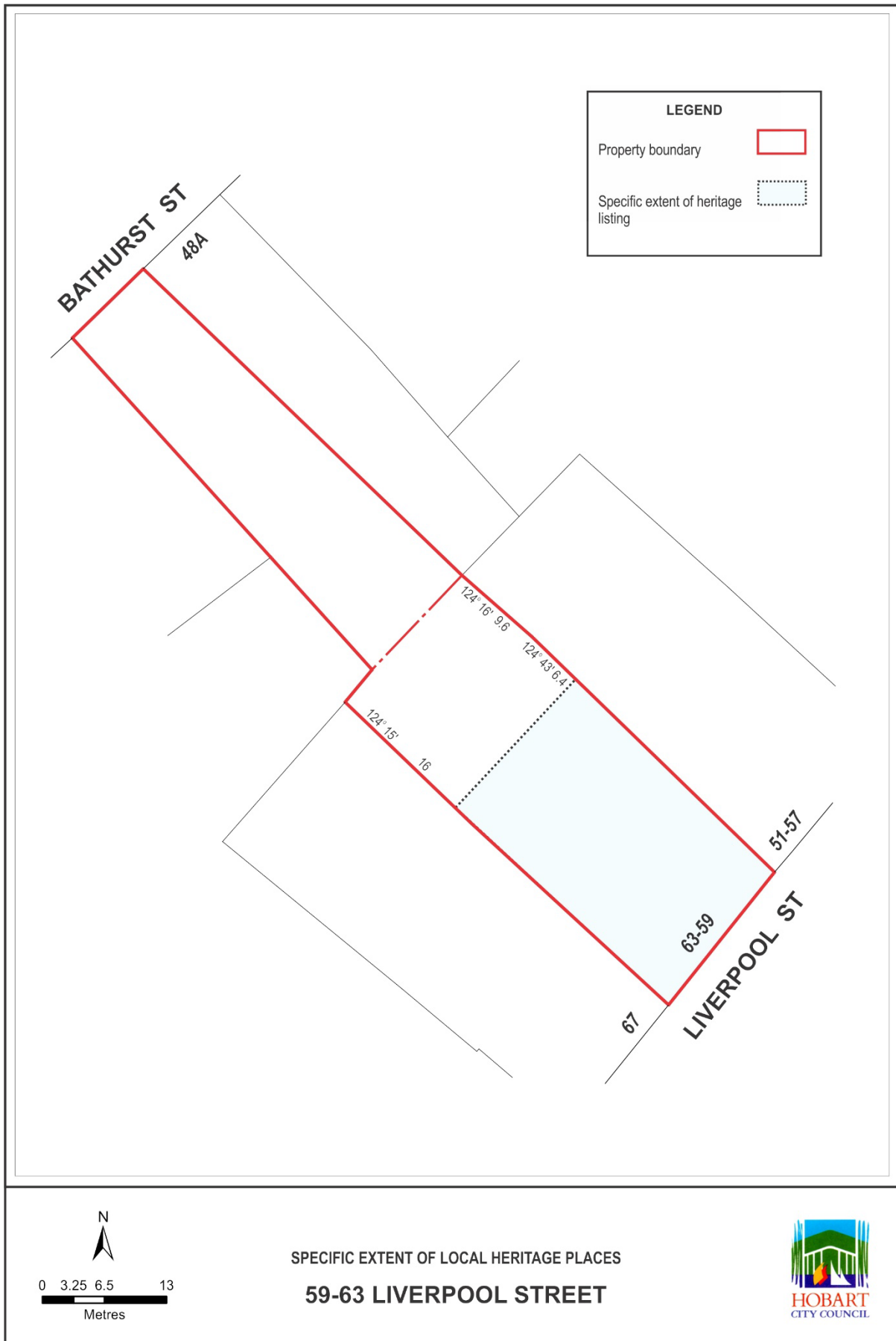


Figure E13.1.11 Specific Extent 83 Melville Street

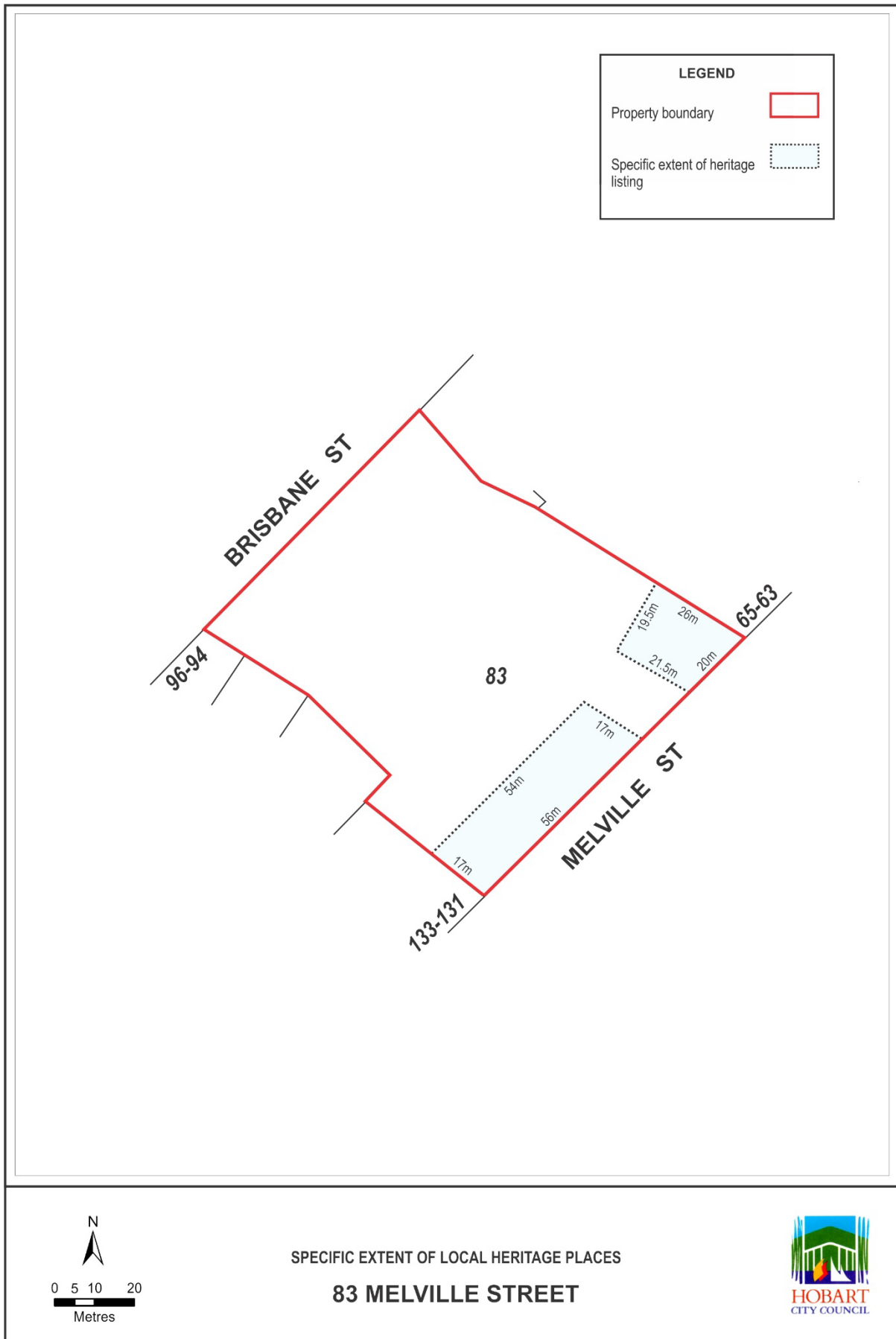


Figure E13.1.12 Specific Extent 29 Murray Street

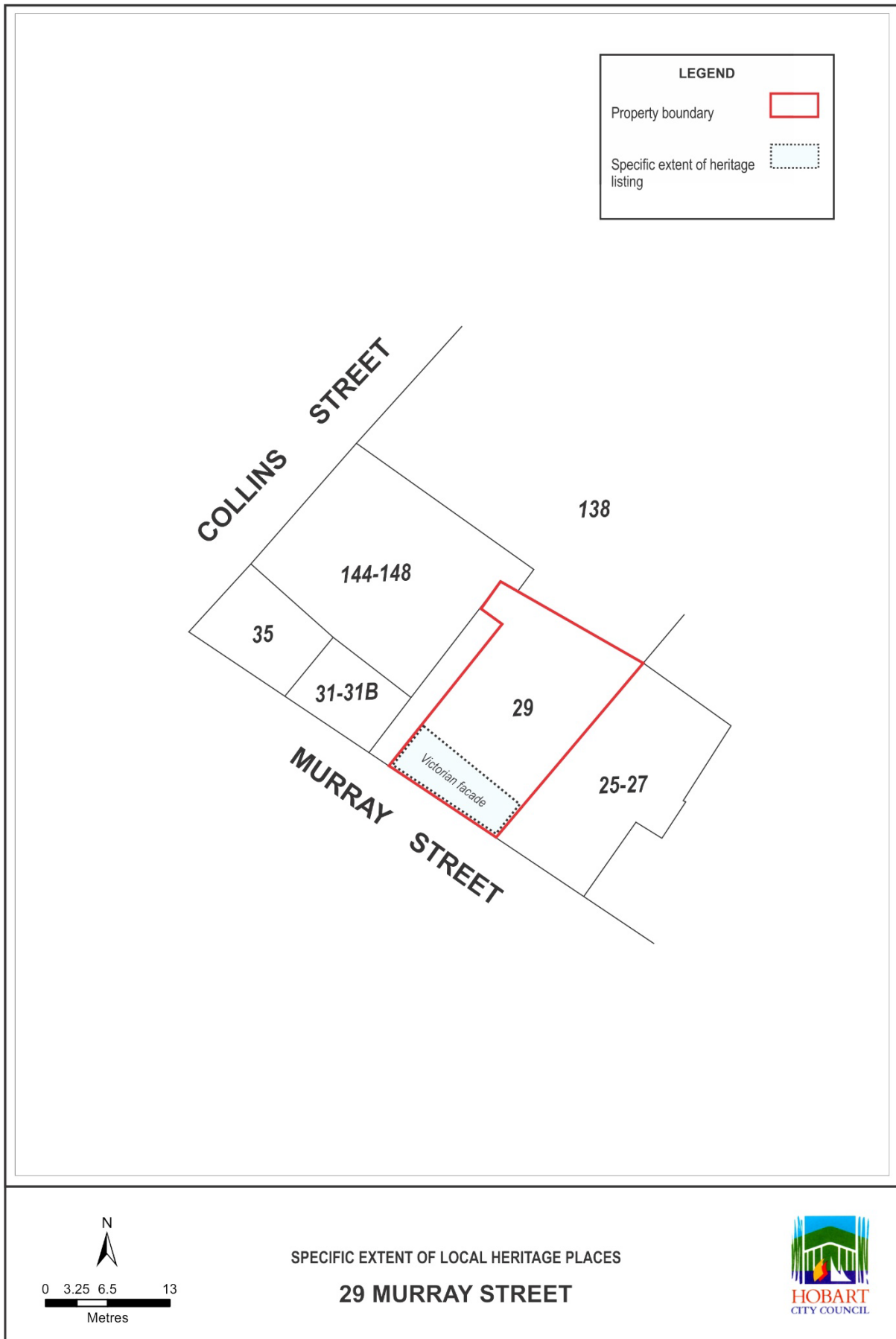


Figure E13.1.13 Specific Extent 15 Victoria Street

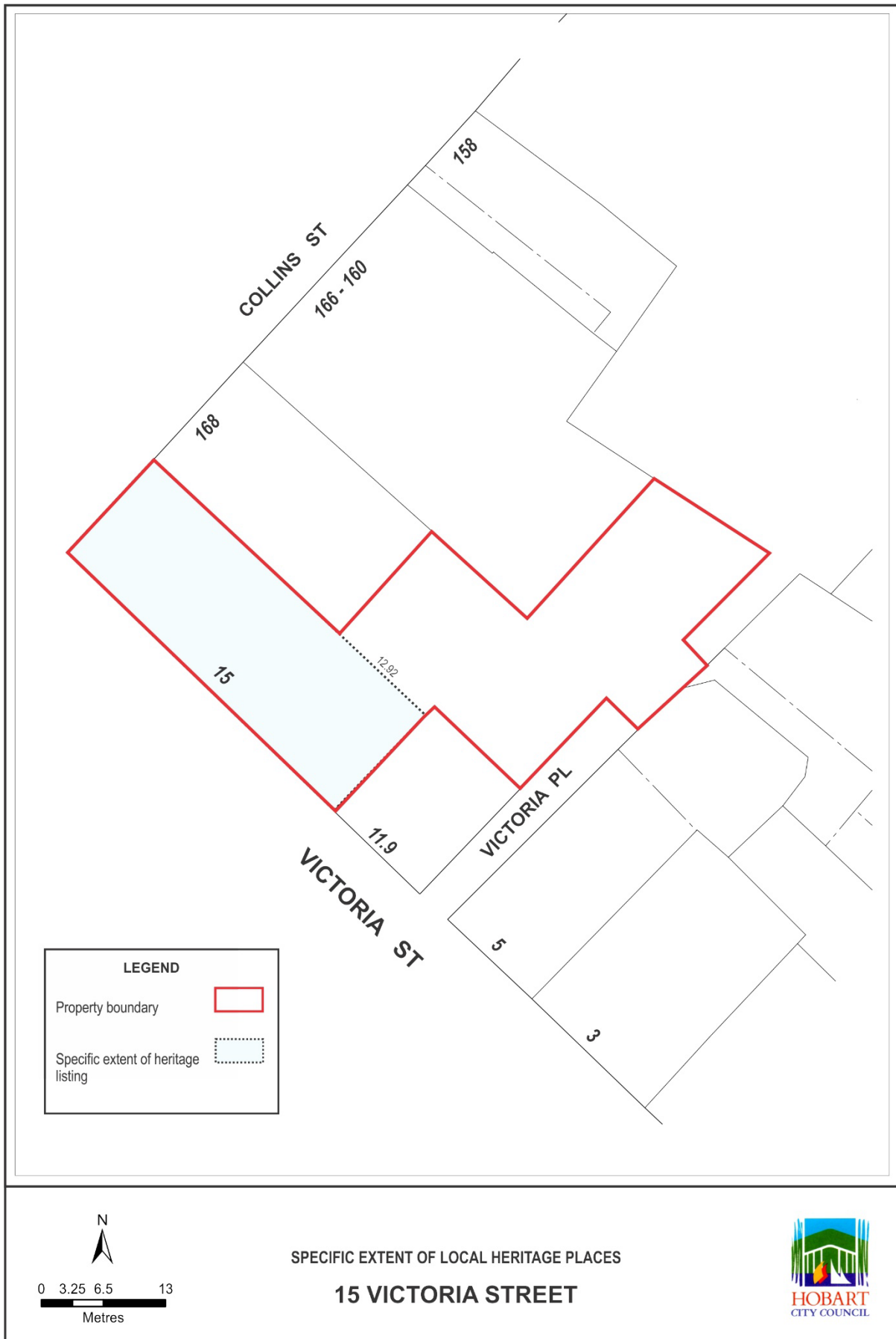


Table E13.2 Heritage Precincts

| Ref. No. | Name of Precinct | Statement of Historic Cultural Heritage Significance  |
|----------|------------------|---|
| BP1      | Battery Point    | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The wide variety of architectural styles and historic features ranging from entire streets of 19th century Colonial Georgian cottages, to Victorian, Edwardian and Pre and Post War examples of single and attached houses that are of historic and architectural merit, many of which demonstrate housing prior to mass car ownership.</li> <li>2. It is primarily a residential area with a mix of large substantial homes and smaller workers cottages on separate lots, gardens, an unstructured street layout, and lot sizes that show successive re-subdivision into narrow lots that demonstrate early settlement patterns of Hobart.</li> <li>3. The original and/or significant external detailing, finishes and materials demonstrating a high degree of integrity with a homogenous historic character.</li> </ol>  |
| G1       | The Glebe        | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It demonstrates the three distinct sections of land granted to church groups which were leased and developed initially, in the 1880s and 1890s by the Anglican and Presbyterian Churches.</li> <li>2. It contains the largest collection of weatherboard Victorian and Federation houses in Hobart.</li> <li>3. The individual residential buildings and elements contribute to a coherent precinct highly visible throughout Hobart.</li> <li>4. The garden settings of properties and parkland spaces are important and reinforce the precincts connection to the Queens Domain.</li> <li>5. The large number of landmark residential and institutional buildings that are of historic and architectural merit.</li> <li>6. The original and/or significant external detailing, finishes and materials demonstrating a high degree of integrity with a homogenous historic character.</li> </ol> |
| H1       | City Centre      | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains some of the most significant groups of early Colonial architecture in Australia with original external detailing, finishes and materials demonstrating a very high</li> </ol>  |

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|    |                   | <p>degree of integrity, distinctive and outstanding visual and streetscape qualities.</p> <ol style="list-style-type: none"> <li>2. The collection of Colonial, and Victorian buildings exemplify the economic boom period of the early to mid nineteenth century.</li> <li>3. The continuous two and three storey finely detailed buildings contribute to a uniformity of scale and quality of street space.</li> <li>4. It contains a large number of landmark residential and institutional buildings that are of national importance.</li> <li>5. The original and/or significant external detailing, finishes and materials demonstrating a high degree of importance.</li> </ol>   |
| H2 | Hampden Road      | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains a broad range of residential types; from intact examples of Colonial, Victorian and Inter War architecture exemplifying economic boom periods and great individual prosperity alongside smaller cottages and a collection of residential flats built at the height of the Great Depression for a new middle class market.</li> <li>2. This precinct contains a large number of individual buildings and features that are of historic merit demonstrating the early settlements of Hobart.</li> <li>3. Places within this precinct of architectural merit with original external detailing, finishes and materials demonstrating a high degree of integrity with a distinctive historic character. Features of significance include high boundary walls as well as sections of continuous built form creating distinctive and strong visual characteristics.</li> <li>4. The original and/or significant external detailing, finishes and materials demonstrating a high degree of importance.</li> </ol> |
| H3 | Anglesea Barracks | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It is the oldest continually occupied military facility in Australia and focus for military activities within Tasmania.</li> <li>2. Its outstanding, valuable and unusual collection of buildings, memorials, features and remnant fabric.</li> <li>3. The original and/or significant external detailing, finishes and materials demonstrating a high degree of integrity.</li> </ol>  |

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|    |   | <ol style="list-style-type: none"> <li>4. Its internal streetscapes, open spaces and vistas as well as unique asymmetrical layout and remnants of such.</li> <li>5. The involvement of notable individuals in its initiation, design and use as a military and institutional facility.</li> <li>6. Its social and historical importance in the development and military governance of Tasmania</li> <li>7. Its historically strategic location on a hilltop overlooking the early settlement of Hobart.</li> <li>8. Its significant trees and established vegetation.</li> </ol>  |
| H4 | <p>Fitzroy Crescent,<br/>Fitzroy Place, Davey<br/>Street South and<br/>Macquarie Street<br/>South</p> | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality and quantity of intact Colonial, Victorian, Federation and Inter-War residential buildings that exemplify the historical development phases of the precinct.</li> <li>2. The large number of early colonial buildings that survive which provide evidence of the development of early Hobart.</li> <li>3. The Victorian houses set on large allotments demonstrating the second major phase of development of the precinct.</li> <li>4. The largely intact streetscape of Fitzroy Place that is created by a general uniformity of scale, external detailing, materials and building forms.</li> <li>5. The character and historical relationship created by buildings, trees and views of Fitzroy Place, Crescent and Gardens.</li> <li>6. The scale and style of buildings in Macquarie and Davey St has a high degree of coherence and continuity and has remained relatively free from intrusions.</li> </ol> <p>Warneford St Heritage Precinct (new precinct called H5)<br/>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The relationship of the Warneford Street to the Rivulet is an important feature of the setting of the precinct, which is reinforced by the topography.</li> <li>2. The Warneford Street precinct is a largely intact example of an early twentieth century subdivision overlaying an earlier nineteenth century settlement pattern.</li> <li>3. The largely intact streetscape that are created by a general uniformity of scale and materials of buildings.</li> </ol> |
| H5 | Warneford St  | <p>This precinct is significant for reasons including:</p>  |

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|              |                                    | <ol style="list-style-type: none"> <li>1. The relationship of the Warneford Street to the Rivulet is an important feature of the setting of the precinct, which is reinforced by the topography.</li> <li>2. The Warneford Street precinct is a largely intact example of an early twentieth century subdivision overlaying an earlier nineteenth century settlement pattern.</li> <li>3. The largely intact streetscape that are created by a general uniformity of scale and materials of buildings.</li> </ol>   |
| HR1          | Hobart Rivulet                     | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The numerous remaining buildings, complexes, intact infrastructure and archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.</li> <li>2. The significant former Female Factory complex of structures and features which are contained within an important visual and physical setting.</li> <li>3. The contribution by the Rivulet to the aesthetic and visual qualities of the Precinct and wider Hobart area through its diverse setting and structures along its length.</li> <li>4. Its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features.</li> </ol> |
| LV1          | Edge/ Suncrest/<br>Trueman Avenues | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It represents an intact housing development by the significant architect Eric Round with stylistic variations and attributes of the Post War austerity period.</li> <li>2. The range of building types and forms of Post War housing that create a cohesive and comprehensive grouping.</li> <li>3. The original and/or significant external detailing, finishes and materials demonstrate a high degree of integrity and character from this period.</li> </ol>   |
| LV2 &<br>LV5 | Augusta Road                       | <p>These precincts are significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. They represent the early twentieth century and post 1920s housing settlement pattern and later infill along Augusta Road, a main arterial road linking the City and the Lenah Valley as subdivision of the early settlement grants and larger estates.</li> </ol>   |



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|     |                 | <ol style="list-style-type: none"> <li>2. The original and/or significant external detailing, finishes and materials demonstrate a high degree of integrity and character from these periods.</li> </ol>   |
| LV3 | Doyle Avenue    | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It demonstrates a wide range of housing styles from the first stage of the subdivision of Doyle Ave and spanning a construction period of 50 years from the 1920s onwards.</li> <li>2. It contains a group of four speculatively built houses from 45 to 51 Doyle Ave.</li> <li>3. The original and/or significant external detailing, finishes and materials demonstrate a high degree of integrity and character from these periods.</li> </ol> |
| LV4 | Courtney Street | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It represents a relatively intact group of houses dating from about 1900 to 1940 which are part of the earlier subdivision of Lenah Valley close to an arterial route and on the higher side of the street.</li> <li>2. The original and/or significant external detailing, finishes and materials demonstrate a high degree of integrity and character of the component houses.</li> </ol>   |
| LV6 | Ratho Street    | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its demonstration of the process of gradual subdivision between the 1910s and 1940 with housing from a broad range of periods.</li> <li>2. Its quality of garden settings and streetscape value, particularly from Greenway Street to Waverley Street.</li> <li>3. The original and/or significant external detailing, finishes and materials demonstrate the character of the component houses.</li> </ol>                                       |
| LV7 | Montagu Street  | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality of the collection of larger houses set in well-established gardens that provide a park like streetscape.</li> <li>2. The variety and range of housing styles and types that typify the best and the more modest from the first half of the twentieth century.</li> <li>3. The quality of the streetscape presentation of the street with its dramatic split carriageway.</li> </ol>   |

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|     |                             | <p>4. Its connection with Newlands Avenue and the strong visual connection between the houses on the high sides of the streets as they orient towards each other across the valley.</p>   |
| LV8 | Newlands Avenue             | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality of the houses and gardens that occupy the lower sections of the street.</li> <li>2. The consistent quality of housing on the eastern side of the street and some of the western side that provide a strong and high quality streetscape presentation.</li> <li>3. The street formation with its split carriageway and mature trees.</li> </ol>   |
| MS1 | Toorak Avenue               | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The collection of principally mid twentieth century substantial houses that form a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.</li> <li>2. The strong relationship of housing design to aspect and setting.</li> <li>3. The strong visual quality of the streetscape and the garden suburb quality of the street.</li> <li>4. The setting of the street around the early house Newlands.</li> <li>5. Its ability to demonstrate patterns of subdivision and as one of the later subdivisions to be taken up with grand houses.</li> </ol> |
| MS2 | Auvergne Avenue             | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The collection of principally early to mid twentieth century substantial houses that form a coherent streetscape.</li> <li>2. The relationship of housing design to aspect and setting.</li> <li>3. The response to topography seen in the siting of buildings.</li> <li>4. The landscape features, particularly the stands of cypresses at the eastern end of the precinct.</li> <li>5. The quality of individual houses seen at the eastern end of the precinct.</li> </ol>  |
| MS3 | Rupert and Mortimer Avenues | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality of principally early to mid twentieth century houses that form a coherent and intact streetscape demonstrating the key design features, styles and forms of</li> </ol>   |

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|     |                  | <p>their various periods. The overall high level of integrity and coherence of the group provides a rare grouping of buildings spanning over 170 years that combine to form streetscapes of very high aesthetic value.</p> <ol style="list-style-type: none"> <li>2. The unusual and rare elements such as Beaulieu (No. 8 Rupert Avenue) and No. 14 Rupert Avenue.</li> <li>3. The relationship of housing design to slope, street levels, aspect and setting.</li> <li>4. The response to topography seen in the siting of buildings but also in the split level street formation with its stone walls.</li> <li>5. The strong visual quality of the streetscape.</li> <li>6. The quality of garden settings containing established plantings and mature early garden elements.</li> <li>7. The clear delineation between the 1901 and 1915 subdivisions with their housing reflecting the changing patterns of development and style.</li> </ol> |
| MS4 | Elphinstone Road | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality of principally late nineteenth and early twentieth century substantial houses that form a coherent and largely intact collection that demonstrate the key design features, styles and forms of the time.</li> <li>2. The strong relationship of housing design to aspect and setting.</li> <li>3. The response to topography seen in the siting of buildings and clearly differentiated between earlier and grander houses on the ridge and later and more modest (but still significant) housing on the lower slopes.</li> </ol>  |
| MS5 | Mount Stuart     | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine collection of principally late nineteenth and early twentieth century substantial houses that form a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.</li> <li>2. The strong relationship of housing design to aspect and setting.</li> <li>3. The response to topography seen in the siting of buildings but also in the split level street formation with its fine stone walls and stairs.</li> </ol>   |

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|     |                               | 4. The strong visual quality of the streetscape.  |
| NH1 | Letitia Street                | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Groups of Inter War period houses that make a valuable contribution to the streetscape, and also exemplify a distinct period of urban expansion related to the provision of a tram service to the precinct in the early twentieth century.</li> <li>2. The continuous single storey painted weatherboard facades, the general uniformity of form and scale in the precinct together with a distinctive and intact early twentieth century subdivision pattern that together create a consistent and impressive streetscape.</li> <li>3. The front cottage style gardens and scattered street planting are important aesthetic features which reinforce the residential character of the precinct.</li> </ol>   |
| NH2 | Carr Street                   | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. A quality and quantity of late Victorian and Federation period houses providing evidence of the original residential nature of this precinct and the boom periods of suburban expansion within North Hobart.</li> <li>2. Intact individual houses which are representative examples of late Victorian and Federation architecture.</li> <li>3. A general uniformity of form and scale together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.</li> <li>4. The front and rear gardens of properties, street trees, and old retaining walls, original external detailing, finishes and materials are important aesthetic features reinforcing its residential character.</li> <li>5. The two conjoined Federation period shops at the corner of New Town Road and Wilson Streets provide evidence of a much wider commercial network which developed in times of suburban expansion in the late nineteenth/early twentieth centuries.</li> </ol> |
| NH3 | McTavish Avenue and Surrounds | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of late Victorian and Federation period houses provide evidence of the original residential nature of this precinct, and the boom periods of suburban expansion.</li> </ol>  |

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|     |                                       | <ol style="list-style-type: none"> <li>2. Individual houses within this precinct that are intact representative examples of Old Colonial, Victorian and Federation architecture.</li> <li>3. The small number of Colonial and early Victorian houses that reflect an early settlement pattern along main transport routes.</li> <li>4. Substantial groups of late Victorian and Federation architecture, which create a consistent and impressive streetscape.</li> <li>5. A uniformity of form and scale as well as a distinctive and consistent nineteenth/early twentieth century subdivision pattern that is reflected in the streetscape.</li> <li>6. Its residential character, front and rear gardens, retaining walls, and other aesthetic features which reinforce its character.</li> </ol>   |
| NH4 | Yardley/Wignall Streets and Surrounds | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of late Victorian and Federation period houses which demonstrate its original residential nature, and the boom periods of suburban expansion of North Hobart; that align with the introduction of trams services.</li> <li>2. Intact individual houses that are representative examples of late Victorian and Federation architecture.</li> <li>3. The continuous single-storey mainly painted weatherboard facades, general uniformity of form and scale, a distinctive nineteenth/early twentieth century subdivision pattern that is reflected in the streetscape.</li> <li>4. The front gardens, scattered street trees, that form 'green strips' which are important aesthetic features of its residential character.</li> <li>5. The small number of largely intact corner shops provide evidence of a much wider commercial network which developed in times of suburban expansion in the late nineteenth/early twentieth centuries.</li> </ol> |
| NH5 | Swan Street                           | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality and quantity of late Victorian and Federation period houses which demonstrate its original residential nature and the boom periods of suburban expansion.</li> </ol>   |

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|     |                  | <ol style="list-style-type: none"> <li>2. Individual houses that are intact representative examples of late Victorian and Federation architecture.</li> <li>3. Groups of houses that are impressive examples of late Victorian and Federation architecture that make a valuable contribution to the streetscape.</li> <li>4. The continuous two storey ornately decorated facades and general uniformity of form and scale together with a distinctive nineteenth/early twentieth century street pattern that creates a consistent and impressive streetscape.</li> <li>5. The front and rear gardens and retaining walls are important aesthetic features which reinforce its residential character.</li> <li>6. Buildings with social significance for the local and broader community because of their past and present social and religious functions.</li> </ol> |
| NH6 | Elizabeth Street | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial, mid to late Victorian, Federation and Inter War commercial/residential buildings demonstrate its original mixed use nature</li> <li>2. Intact individual houses that are representative examples of Old Colonial and Federation residential architecture.</li> <li>3. The continuous two storey (mostly brick) facades, general uniformity of form and scale together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.</li> <li>4. The front gardens of a few properties south of Burnett Street, and more recent street art are important aesthetic features that reinforce its mixed use character.</li> </ol>                                    |
| NH7 | Lefroy Street    | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial, Victorian and Federation period houses demonstrate its original residential nature and the boom periods of suburban expansion within North Hobart.</li> <li>2. Intact individual houses that are representative examples of Old Colonial, Victorian and Federation architecture.</li> <li>3. The early Georgian cottages demonstrate an early nineteenth century settlement pattern.</li> </ol>   |

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|     |                          | <ol style="list-style-type: none"> <li>4. A general uniformity of form and scale, a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.</li> <li>5. The front and rear gardens and retaining walls are important aesthetic features which reinforce its residential character.</li> </ol>   |
| NH8 | North Hobart Residential | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial, Victorian, Federation and Inter War period houses demonstrate its original residential nature and the boom periods of suburban expansion within North Hobart.</li> <li>2. Intact individual houses that are representative examples of Old Colonial, Victorian and Federation and Inter War architecture.</li> <li>3. Small clusters of Old Colonial Georgian cottages that provide evidence of the early settlement pattern within North Hobart.</li> <li>4. A uniformity of form and scale and a distinctive early nineteenth century subdivision pattern that creates a consistent and impressive streetscape.</li> <li>5. The front gardens of properties that are important aesthetic features which reinforce its residential character.</li> <li>6. The remnants of a rubble wall along Argyle Street is physical evidence of early nineteenth century industrial activity.</li> </ol> |
| NH9 | Campbell Street          | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial, Victorian, Federation and Inter War period houses provide evidence of its original residential nature, and reflect the boom periods of suburban expansion within North Hobart.</li> <li>2. Intact individual houses that are representative examples of Old Colonial, Victorian and Federation and Inter War architecture.</li> <li>3. Small clusters of Old Colonial Georgian structures that demonstrate early settlement patterns within North Hobart.</li> <li>4. The small cottage style front gardens of properties that are highly significant aesthetic features that reinforce a residential character.</li> <li>5. Its social significance to the local and broader community due to the location and continuing use of several places that are a focus for community activities including the Campbell</li> </ol>  |

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|      |                                   | <p>Street Primary School, and sportsground (former Trinity Burial Ground) at 231 Campbell Street.</p> <p>6. The Federation period, largely intact corner shops that are a physical reminder of the larger commercial network which developed during periods of suburban expansion.</p>  |
| NH10 | Burnett Street                    | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial Georgian, late Victorian, Federation and Inter War period houses demonstrate its original residential nature and boom periods of suburban expansion within North Hobart.</li> <li>2. Intact individual houses that are representative examples of Old Colonial, Victorian and Federation and Inter War architecture.</li> <li>3. Small groups of Old Colonial Georgian cottages that provide evidence of the early settlement patterns in North Hobart.</li> <li>4. A general uniformity of form and scale, a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.</li> <li>5. The front gardens, scattered street trees that are important aesthetic features which reinforce its residential character.</li> </ol>    |
| NH11 | Tasma Street                      | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial and mid to late Victorian period houses exemplify the growth of North Hobart into a popular middle distance residential suburb.</li> <li>2. The group of early Georgian cottages reflect the early nineteenth century settlement pattern of the precinct.</li> <li>3. Intact individual houses that are representative examples of early, mid and late Victorian architecture.</li> <li>4. A general uniformity of form and scale that creates a consistent and striking streetscape.</li> <li>5. The small cottage style front gardens are highly significant aesthetic features that reinforce its residential character</li> <li>6. The sandstone kerbing provides evidence of the original nineteenth century drainage system used throughout North Hobart.</li> </ol> |
| NH12 | Holy Trinity Church and Surrounds | <p>This precinct is significant for reasons including:</p>  |



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|     |                                   | <ol style="list-style-type: none"> <li>1. The quality and quantity of Old Colonial, mid to late Victorian and Federation houses provide evidence of it being a middle class, prominent and popular residential part of North Hobart.</li> <li>2. Intact individual houses and groupings that are representative examples of Old Colonial, Victorian, Federation and Inter-War period architecture, some of landmark qualities</li> <li>3. The front gardens, street plantings are significant aesthetic features which reinforce its residential character.</li> <li>4. The Trinity Church and the former Trinity Hill State School that were / and are places of community focus having social significance to the local and broader community.</li> </ol>   |
| NT1 | Tower Road Heritage Precinct      | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains a largely intact collection of residential houses of Federation, Californian Bungalow, Interwar and Postwar character on original lots sizes with a consistent character, substantially single storey form, domestic scale, original external detailing, finishes and materials.</li> <li>2. The housing stock demonstrates an historical pattern of housing development through the orientation of houses facing the street and carports and garages located to the rear and behind the front building line with one house per lot.</li> <li>3. It demonstrates the development and expansion of a cohesive residential suburban area located close to rail and tram routes and in close proximity to schools, churches and other major social and service infrastructure.</li> </ol> |
| NT2 | Bellevue Parade Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains a largely intact strip of Federation Queen Anne and pre and post World War II homes traditionally located on the block and aligned to face the railway line.</li> <li>2. It has traditional, larger character homes on one lot, with a consistency of scale, original external detailing, finishes and materials.</li> <li>3. It demonstrates a cohesive linear residential streetscape along the nearby rail routes and close to other commercial and social infrastructure.</li> </ol>   |
| NT3 | Forster Street Heritage Precinct  | <p>This precinct is significant for reasons including:</p>  |

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|     |  | <ol style="list-style-type: none"> <li>1. It contains a largely intact and cohesive collection of Federation Queen Anne and Victorian Georgian residences with a consistent character, substantially single storey form, domestic scale, original external detailing, finishes and materials.</li> <li>2. It demonstrates a pattern of development where facilities such as schools and corner shops were located in close proximity to a growing suburban population which developed in times of suburban expansion in the late 19th/early 20th century.</li> <li>3. The Federation Queen Anne places throughout the Heritage Precinct are important for their contribution to the streetscape cohesiveness of the precinct, alongside earlier residential development including Victorian Georgian places closer to New Town Road.</li> </ol> |
| NT4 | New Town Road Heritage Precinct              | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains examples of Georgian, Victorian and Federation commercial and residential buildings that illustrate the growth of the area as a local service centre along a historically early main arterial road and transport route.</li> <li>2. It contains individual high quality examples of architectural styles in a streetscape that is eclectic in form and scale.</li> <li>3. The residences in close proximity to the main road contribute to an understanding of the historical pattern of its development and the tendency to reside in close proximity to commercial and community facilities.</li> </ol>  |
| NT5 | Bay Road / Swanston Street Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains a collection of larger, more prominent residences which represent highly intact examples of Federation Bungalow and Federation Queen Anne architecture contributing to the character of the precinct.</li> <li>2. The housing demonstrates an historical pattern of one house per lot, facing the street with carports and garages located to the rear of the lot and behind the front building line.</li> <li>3. It contains a number of larger dwellings on street corners that have landmark qualities.</li> </ol>  |
| NT6 | Montagu Street Heritage Precinct             | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains a largely intact collection of architectural styles of Federation Queen Anne, Interwar Californian Bungalows and</li> </ol>  |

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|     |   | <p>Victorian Georgian residences reflecting the different stages of development of this area.</p> <ol style="list-style-type: none"> <li>2. These places have a high degree of quality in the streetscape and contribute to an understanding of a pattern of development where larger character homes sit on one lot, and where there is a consistency of scale, original external detailing, finishes and materials.</li> </ol>   |
| NT7 | Fraser Street Heritage Precinct                 | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It contains a collection of residential buildings of historic and architectural merit including Federation Queen Anne, Interwar and Victorian Georgian architectural styles.</li> <li>2. They have a high degree of integrity and consistency, many in original condition with a strong, consistent character in terms of size, height, materials, setback, bulk, garden setting and fencing.</li> <li>3. It demonstrates a pattern of suburban development with consistent streetscapes representing the rise of suburban expansion and housing demand in New Town.</li> </ol>               |
| NT8 | Stoke Street Heritage Precinct                  | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The larger, prominent buildings are intact examples of architectural styles and have a high degree of integrity and social and community history.</li> <li>2. This precinct represents a collection of residential buildings of historic and architectural merit including Federation Queen Anne and Federation architectural style.</li> <li>3. The uniformity of form and scale and subdivision pattern contributes to consistent and impressive streetscapes.</li> <li>4. The mature plantings and remnant vegetation associated with larger estates of the nineteenth century.</li> </ol> |
| NT9 | Augusta Road / Bedford Street Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The larger residences provide evidence of the early semi-rural nature of the precinct and its transition to a residential suburban precinct.</li> <li>2. It contains examples of prestigious and substantial Federation Queen Anne residences and Victorian places, with a high degree of integrity alongside smaller scale buildings reflecting the mixed character of New Town.</li> </ol>  |

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|------|----------------------------------|---|
|      |                                  | <p>3. The buildings contribute to an understanding of the pattern of development within New Town and its growth along public transport lines.</p>   |
| NT10 | Paviour Street Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The collections of largely intact Federation Bungalow and Federation Queen Anne residences contribute to the understanding of the pattern of development within New Town.</li> <li>2. A general uniformity of form, scale and orientation, together with a distinctive late nineteenth century/early twentieth century subdivision pattern, has created a consistent and strong streetscape.</li> </ol>  |
| NT11 | Harbroe Avenue Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. This precinct reflects the links between the development and extension public transport lines and land sales, house building and the historical patterns of suburban growth.</li> <li>2. This precinct represents a cohesive collection of residential buildings in the Interwar Californian Bungalow style developed by the War Services Homes Commission of 46 houses between 1920 and 1924</li> <li>3. These places within this precinct have a high degree of integrity and consistency, many in original condition with strong consistent character in terms of size, height, materials, setback, bulk, garden setting and fencing.</li> <li>4. This precinct shows a strong and consistent streetscape representing with a high degree of integrity and a reflection of garden suburb ideals with a triangular central park onto which houses back.</li> </ol> |
| NT12 | Flint Avenue Heritage Precinct   | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It reflects the links between development and the extension of public transport lines, land sales, house building and the historical patterns of suburban growth in the late 1930s, early 1940s.</li> <li>2. It is a cohesive collection of residential buildings in the Interwar architectural style.</li> <li>3. These places have a high degree of integrity and consistency, many in original condition with strong consistent character in terms of size, height, materials, setback, bulk, garden setting and fencing.</li> </ol>  |

|      |                                |  |
|------|--------------------------------|--|
| NT13 | Clare Street Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The mix of larger and smaller residences provides evidence of its early semi-rural nature and its transition to a residential suburban area.</li> <li>2. The buildings represent examples of prestigious and substantial Federation Queen Anne residences places combined with smaller scale buildings reflecting the mixed character of New Town.</li> <li>3. The buildings contribute to the understanding of the pattern of development within New Town and its growth along public transport routes</li> </ol>  |
| NT14 | Baker Street Heritage Precinct | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. It reflects the links between the development and extension of public transport lines and land sales, house building and the historical patterns of suburban growth.</li> <li>2. The houses are a cohesive collection of buildings in two distinct Interwar architectural styles, one earlier than the other.</li> <li>3. The buildings have a high degree of integrity and consistency, many in original condition with strong consistent character in terms of size, height, materials, setback, bulk, garden setting and fencing.</li> <li>4. There is a strong and consistent streetscape with a high degree of integrity reflecting a pattern of suburbanisation.</li> </ol> |
| SB1  | Quayle / King Street           | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The early subdivision pattern of the main streets enhanced by the streets developed later form a coherent precinct of high integrity.</li> <li>2. The very fine examples of various periods of housing often set in well established gardens and settings.</li> <li>3. The consistency of housing forms and the relatively low level of intrusive elements.</li> <li>4. The high visual integrity of the streetscapes and the mix of development that allows historical layers and development to be seen and understood.</li> </ol>  |
| SB2  | Upper Sandy Bay Road           | <p>This precinct is significant for reasons including:</p>   |

|                                |                  |   |
|--------------------------------|------------------|---|
|                                |                  | <ol style="list-style-type: none"> <li>1. The early subdivision pattern of the main streets enhanced by the later street additions to form a coherent precinct of high overall heritage integrity.</li> <li>2. The very fine examples of housing seen throughout the precinct that represent all of the major architectural styles.</li> <li>3. The consistency of housing forms and the relatively low level of intrusive elements.</li> <li>4. The high visual integrity of the streetscapes and the mix of development that allows the historical layers and development of the precinct to be seen and understood.</li> <li>5. The extensive group of early buildings that represent the first phase of development of the Sandy Bay Precinct.</li> </ol> |
| SB3                            | Pillinger Street | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its function as an early route to Proctors Road.</li> <li>2. Its strong curving form and the stepped housing that defines the streetscape with the houses relating to the rivulet behind.</li> <li>3. The fine examples, both unusual and typical, of modest and medium scale housing and for the groups of consistent housing.</li> </ol>   |
| SB4                            | Ashfield Street  | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The important connection with the property Ashfield which has determined and dominated the development of the precinct.</li> <li>2. The fine individual examples and groups of houses.</li> <li>3. The strong urban form seen in the various subdivisions of the former estate.</li> </ol>   |
| SB5,<br>SB8,<br>SB10<br>& SB12 | Sandy Bay Road   | <p>These precincts are significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The key historical role of the road in the development of the precinct and the buildings and features that demonstrate that history.</li> <li>2. The large number of exceptionally fine residences dating from 1830 through to the present day.</li> <li>3. The small number of commercial buildings creating a village character including some which are of individual heritage significance.</li> </ol>  |

|      |                   |   |
|------|-------------------|---|
|      |                   | <p>4. The very fine groups of residential buildings representing varying phases of development and demonstrating attitudes to subdivision, styles of building, landscaping and the social importance of properties with high levels of exposure.</p>  |
| SB6  | Golf Links Estate | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its value as the largest single subdivision in Sandy Bay with a very fine group of c1920-1930 houses, the best such group in Hobart.</li> <li>2. Its predominantly single storey Edwardian character with very intact streetscapes. The houses are all very good examples of Edwardian cottages and Californian Bungalow styles.</li> <li>3. The predominantly intact building stock.</li> <li>4. The connection of the site with the former golf links which is still readable in the subdivision pattern.</li> </ol> |
| SB7  | Dynnyrne Road     | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its history as the first residential subdivision on Tolmans Hill.</li> <li>2. Its steep terrain and the stepped housing that defines the streetscape with its setting in relation to the Derwent River and Mt Wellington.</li> <li>3. The fine examples, both unusual and typical, of modest and medium scale housing and for the groups of consistent housing.</li> </ol>   |
| SB9  | Quorn Street      | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its highly intact Federation and Inter-War building stock and subdivision patterns reflecting the original land grants.</li> <li>2. The examples of very fine Federation and Inter-War housing located in key positions.</li> </ol>  |
| SB11 | Lambert Avenue    | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its high level of integrity as an early subdivision which has maintained its predominant large lot sizes, impressive Federation housing stock and setting against a park and recreation grounds which remains virtually unchanged since the subdivision was created.</li> <li>2. The mature and extensive gardens and street plantings that giving a distinctive garden character.</li> </ol>  |

|                              |  |   |
|------------------------------|--|---|
|                              |  | <ol style="list-style-type: none"> <li>3. The high quality and consistency of the building stock extending away from Sandy Bay Road where most of the major housing groups were located at this period.</li> <li>4. It represents a subdivision geographically defined by the topography. The subdivision pattern is a direct response to that topography. This is seen in both the stepped and elevated housing forms used.</li> </ol>   |
| SB13<br>& SB14               | Nutgrove - Sandown                                   | <p>These precincts are significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Its highly intact Federation and Inter-War building stock and subdivision patterns reflecting the original land grants and the last major subdivisions along the lower section of Sandy Bay.</li> <li>2. The examples of very fine Federation and Inter-War housing located in key positions.</li> </ol>  |
| SH1                          | Ispahan<br>Road                                      | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The consistency of the houses and street details.</li> <li>2. As a representative and largely intact example of a housing estate development from the Inter-War period.</li> </ol>   |
| SH2                          | South Hobart /<br>Macquarie Street /<br>Cascade Road | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The intact early streetscape elements and buildings that demonstrate it as being an historical commercial, retail and residential route</li> <li>2. The quality and variety of built forms from a range of periods that make up the homogenous streetscape.</li> <li>3. The large number of heritage items and contributory buildings.</li> <li>4. The pivotal role of the street in defining the commercial, retail and many of the social functions of the South Hobart precinct.</li> </ol> |
| SH3,<br>SH4,<br>SH5 &<br>SH6 | Washington<br>Wentworth Darcy<br>Adelaide            | <p>These precincts are significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The principle residential development precinct in the suburb which demonstrates most periods and patterns of development that give South Hobart its particular character.</li> <li>2. The very fine collection of residential buildings spanning from first settlement of the precinct to the mid twentieth century.</li> </ol>   |



|     |  |  |
|-----|--|--|
|     |  | <ol style="list-style-type: none"> <li>3. The intact streetscapes that provide evidence of early settlement patterns in South Hobart.</li> </ol>   |
| SH7 | Upper Davey Street                       | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The original and/or significant external detailing, finishes and materials demonstrating a high degree of integrity with a homogenous historic character.</li> <li>2. The intactness of the streetscape and buildings.</li> <li>3. The fine garden settings.</li> <li>4. The street's continuing representation of the best housing and the social importance of this elevated street in Hobart.</li> </ol>   |
| WH1 | Newdegate / Arthur Streets and surrounds | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Old Colonial, Victorian, Federation and Inter-War period houses which provide evidence of its original residential nature.</li> <li>2. The fine quality and quantity of Federation/Inter-War Period houses on both sides of Newdegate Street, and the northern side of Arthur Street exemplify the growth of West Hobart into a popular middle-distance residential suburb, reinforced by the introduction of tram services in 1914.</li> <li>3. The clusters of Old Colonial Georgian cottages that provide evidence of early nineteenth century settlement pattern.</li> <li>4. The continuous single storey brick/weatherboard facades and the general uniformity of form and scale together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.</li> <li>5. The front gardens and street plantings which are significant aesthetic features that reinforce its residential character.</li> <li>6. The small number of shops which were built to service an increasing residential population during the Federation and Inter-War periods.</li> <li>7. Its social significance to the local and broader community due to the location of one major structure that was a place of community focus which is the former schoolroom (later Scout Hall) at 32 Pitt Street. There are also various other structures associated with the early provision of religious and social services.</li> </ol> |
| WH2 | Inner West                               | <p>This precinct is significant for reasons including:</p>   |

|     |                                    |   |
|-----|------------------------------------|---|
|     | Hobart                             | <ol style="list-style-type: none"> <li>1. The fine quality and quantity of Victorian/Federation and Inter-War period houses exemplify the economic boom of the early and late nineteenth and early twentieth centuries.</li> <li>2. A large number of intact individual early and late nineteenth century houses of high quality architectural design, many of which possess land mark qualities.</li> <li>3. The number of significant groups of late Victorian, Federation and Inter-War houses previously identified as heritage items.</li> <li>4. The sections of continuous one-storey painted weatherboard and brick late Victorian/Federation facades and the general uniformity of scale create a distinctive visual impression and dramatic streetscape qualities.</li> <li>5. The front and rear gardens are highly significant aesthetic features, as they reinforce its residential character.</li> </ol>  |
| WH3 | Lansdowne Crescent/<br>Hill Street | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quantity and quality of late Victorian/Federation period housing stock exemplifies the economic boom period of the late nineteenth/early twentieth centuries many of which are impressive reminders of its primary residential role.</li> <li>2. A large number of intact individual houses which are examples from the late nineteenth/early twentieth century.</li> <li>3. The continuous single-storey, mainly painted weatherboard facades and the general uniformity of scale, create a distinctive visual impression and high streetscape value.</li> <li>4. The number of intact original shops which reflect the commercial network which developed during suburban expansion in the late nineteenth/early twentieth centuries.</li> <li>5. Individual places have social significance to the local and broader community.</li> <li>6. The street formations in Lansdowne Crescent and its related network of streets are a unique and distinctive early nineteenth century features of Hobart's town plan.</li> </ol> |
| WH4 | Patrick Street                     | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality and quantity of late Victorian/Federation period houses on the northern side of Patrick Street.</li> <li>2. The large number of individual houses which are intact examples of late nineteenth/early twentieth century architecture of high quality, many with landmark qualities.</li> </ol>  |

|     |  |  |
|-----|--|--|
|     |  | <ol style="list-style-type: none"> <li>3. The continuous two-storey brick late Victorian/Federation facades and the general uniformity of scale create a distinctive visual impression and strong streetscape.</li> </ol>  |
| WH5 | Inner Hillside Housing/ Bathurst Street                  | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality and quantity of Colonial and Victorian/Federation period housing stock represent the economic boom period of the early to late nineteenth/early twentieth centuries.</li> <li>2. A large number of individual buildings are intact examples of early to late nineteenth/early twentieth century architecture of high quality, many with landmark qualities.</li> <li>3. The section of continuous two and three-storey early to late Victorian facades constructed from a variety of materials and located along an eastern section of Bathurst Street create a distinctive visual impression and outstanding streetscape qualities.</li> <li>4. The section of continuous single-storey Colonial/Victorian Georgian residences constructed from brick and sandstone and located along a western section of Bathurst Street, create a distinctive visual impression and strong streetscape.</li> <li>5. The small number of intact nineteenth/early twentieth century industrial structures located along Harrington Street are physical and working reminders of early Hobart industry.</li> <li>6. The social significance of sections of streetscape and individual items to the local and broader community.</li> </ol> |
| WH6 | Inner Hillside Housing/ Liverpool Street and Forest Road | <p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. The quality and quantity of Colonial/Victorian/Federation period housing stock exemplifies the economic boom period of the early to mid nineteenth/early twentieth centuries and its role as a residential area.</li> <li>2. A large number of individual houses are intact examples of early to late nineteenth/early twentieth-century architecture of high quality, many of which have landmark qualities.</li> <li>3. The continuous single-storey timber, brick and sandstone facades and the general uniformity of scale within Liverpool Street create a distinctive visual impression and strong streetscape.</li> <li>4. Places of community focus (St John the Baptist Church and the Goulburn Street Primary School) have social value to the local and broader community.</li> </ol>  |

Table E13.3 Cultural Landscape Precincts

| Ref. No. | Name of Precinct                 | Statement of Historic Cultural Heritage Significance   | Design Criteria / Conservation Policy | Particular Exclusions from Listing | Particular Exempt Development |
|----------|----------------------------------|--|---------------------------------------|------------------------------------|-------------------------------|
| 1        | Pillinger Drive/<br>Bracken Lane | <p>The Pillinger Drive/Bracken Lane landscape is set at the base of Mount Wellington with Pillinger Drive being the primary access route to the pinnacle.</p> <p>Its landscape value stems from the unique character of the area which includes the narrow roads, the natural roadside verges and vegetation, the use of local stone and natural materials in garden design, houses, walls, or other structures, the gardenesque, park-like character of the whole private open space area, large gardens comprising a mixture of mature exotic species and indigenous vegetation, the inter-blending of built form with garden and natural surrounds, and the many built form structures which have used natural materials to help compliment the original natural landscape character.</p> |                                       |                                    |                               |
| 2        | Huon Road Corridor               | <p>The Huon Road corridor from Jacksons Bend south to the Municipal boundary is an important tourist route, which provides panoramic viewing points with vistas to the southeast over North West Bay.</p> <p>Its landscape values stem from the historic winding narrow character of the road around the contour, its natural verge edges, the enclosing nature of the surrounding forest and under storey vegetation, its stone built form structures and the enclosed nature and almost total</p>  |                                       |                                    |                               |

|   |                         |   |  |  |  |
|---|-------------------------|---|--|--|--|
|   |                         | screening of any buildings as seen from the road.   |  |  |  |
| 3 | Pipeline Track Corridor | <p>The Pipeline Track landscape consists of a winding track along the contour from Halls Saddle to Long Creek. The track is heavily canopied by forest with an under storey of scrub dominant along track sides. Shadows, shade and darker colours are characteristic. In damper wetter parts of the tracks or on south facing slopes or at creek crossings, a variety of mosses, lichens, liverworts, man-ferns, and other ferns are readily encountered making even the shortest walk quite a unique experience.</p> <p>The significance of the landscape stems from its heritage value as an integral section of the Hobart Waterworks engineering structures that demonstrate a high degree of technical achievement and creative stonework design during the nineteenth century, the visual landscape qualities, scenic variation and an outstanding bushland character.</p> |  |  |  |
| 4 | Upper Queens Domain     | <p>The Upper Queens Domain consists of a natural indigenous woodland park landscape located at the northern end of the Queens Domain. Its landscape significance stems from the following:</p> <ol style="list-style-type: none"> <li>1. The way the landscape has evolved in a historic sense as an indigenous modified natural landscape;</li> <li>2. The vegetation cover with spacing and mix of mature trees and the wider open spaces between;</li> </ol>   |  |  |  |

|   |                      |   |  |  |  |
|---|----------------------|---|--|--|--|
|   |                      | <p>3. The picturesque park-like historic characteristics of the woodland demonstrating nineteenth century landscape ideals. These include for example; contrast, diversity, a certain roughness, irregular shapes, variety, surprise, coupled to wide spaces between mature trees. This allows that picturesque effect to be extended as filtered vistas through the area, and beyond the Domain to wider prospect' long views of Mount Wellington, Hobart, Mount Direction, Meehan Range, Derwent estuary and eastern shore. The prospect view was critical to such landscape ideals;</p> <p>4. The way foreground space is contiguous with and merges into middle distance filtered open space; there are no sharp boundaries;</p> <p>5. The historic curving, winding and narrow carriage drives;</p> <p>6. Its important contribution to Australia's remaining domain spaces; it may be the oldest and only one which retains significant extant landscape characteristics;</p> |  |  |  |
| 5 | Middle Queens Domain | <p>The Middle Queens Domain consists of a designed park landscape located at the southern end of the Queens Domain. Its landscape significance stems from the following:</p> <p>1. The features of a designed landscape due to early plantings of exotic species;</p> <p>2. The historic botany; species have been planted over the</p>   |  |  |  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  | <p>years to beautify the landscape and/or commemorate particular events;</p> <p>3. The variety in vegetation species and patterns found in different parts of the landscape;</p> <p>4. The presence of many mature conifer trees, some of which are highly unusual in Tasmania, even rare in Australia;</p> <p>5. The aesthetic pattern of mature coniferous vegetation combined in juxtaposition with exotic deciduous trees such as elms, ash or oaks demonstrating a favoured nineteenth century garden pattern which helped highlight effects of the picturesque and the gardenesque;</p> <p>6. The links to the Royal Tasmanian Botanical Gardens as the majority of exotic trees planted were most likely sourced from the Royal Society's Garden in either late nineteenth or early twentieth centuries;</p> <p>7. The vegetation cover with spacing and mix of mature trees and the wider open spaces between;</p> <p>8. The picturesque park-like historic characteristics of the woodland as determined by nineteenth century landscape ideals;</p> <p>9. The historic curving, winding and narrow carriage drives;</p> <p>10. Its important and significant contribution to Australia's garden history and to the</p> |  |  |  |
|--|--|--|--|--|--|

|   |                         |  |  |  |  |
|---|-------------------------|--|--|--|--|
|   |                         | <p>history of Australian domain spaces through its exotic tree collection and exotic minor landscape patterns.</p>   |  |  |  |
| 6 | Queens Domain Foreshore | <p>The Queens Domain Foreshore landscape extends from the Queens Domain Slipyards along the edge of the River Derwent to Cornelian Bay. It consists of a woodland landscape much like the upper Queen's Domain but of low shoreline topographic form. Its landscape significance stems from the following;</p> <ol style="list-style-type: none"> <li>1. The long vistas of open, unbuilt natural spaces, looking from the River Derwent, rising westwards towards the Royal Tasmanian Botanical Gardens, Government House, Domain Hill, Knocklofty and Mount Wellington.</li> <li>2. The contribution of the shoreline landscape to providing an interconnecting landscape link to the other areas of naturalness on the Queens Domain dominated by vegetation and topographical form.</li> </ol> |  |  |  |



Figure E13.3.1 Cultural Landscape Precincts

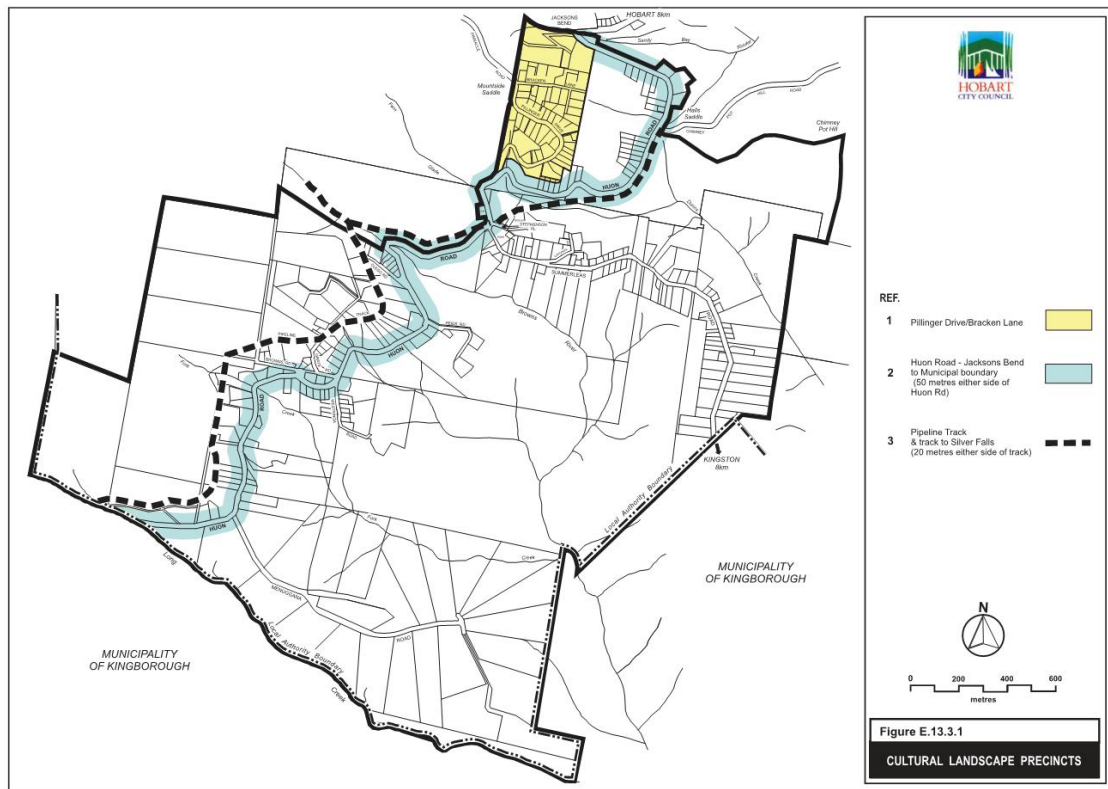


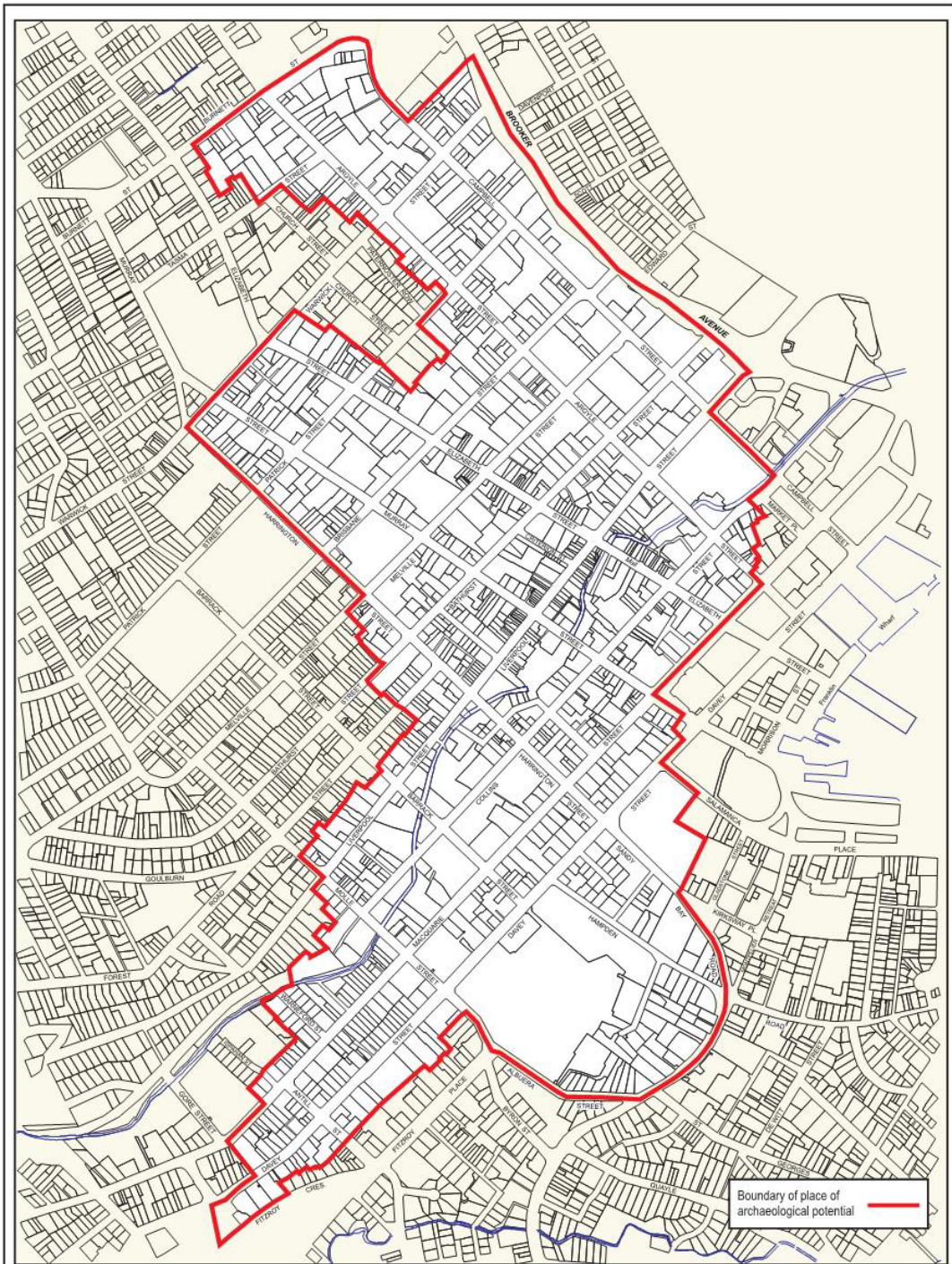
Figure E13.3.2 Cultural Landscape Precincts



Table E13.4 Places of Archaeological Potential

| Ref. No. | Address | Name           | C.T. | Specific Extent            | General Description (site features) | Likely Archaeological Potential | Particular Exempt Development |
|----------|---------|----------------|------|----------------------------|-------------------------------------|---------------------------------|-------------------------------|
|          |         | Central Hobart |      | As shown in Figure E13.4.1 |                                     |                                 |                               |
|          |         |                |      |                            |                                     |                                 |                               |
|          |         |                |      |                            |                                     |                                 |                               |
|          |         |                |      |                            |                                     |                                 |                               |
|          |         |                |      |                            |                                     |                                 |                               |
|          |         |                |      |                            |                                     |                                 |                               |

Figure E13.4.1 Place of Archaeological Potential



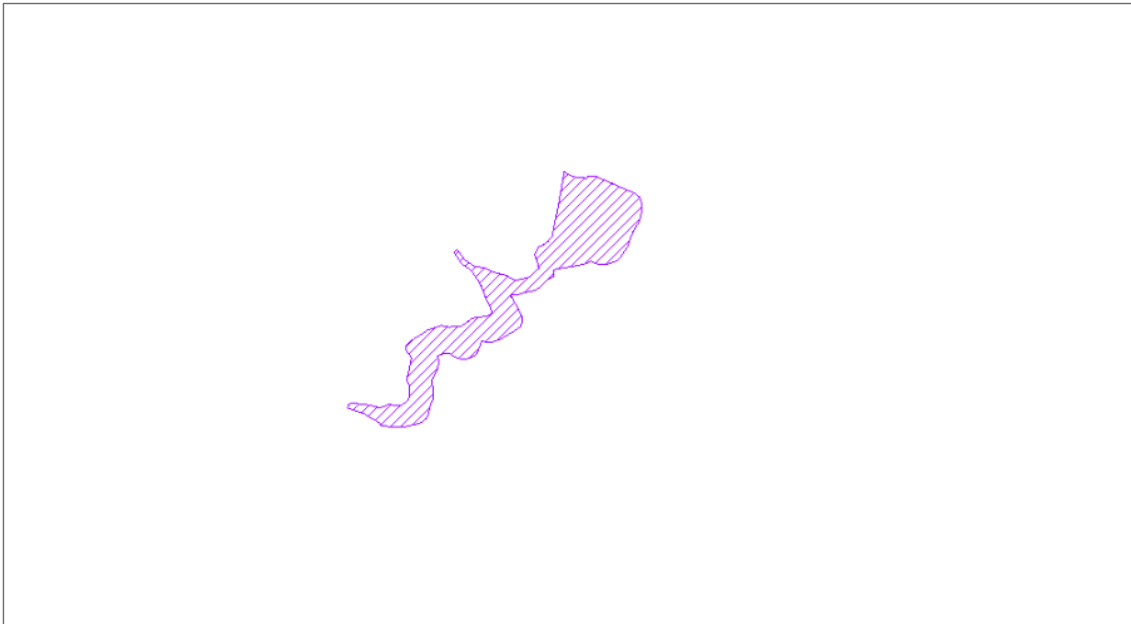
0 100 200  
metres

**PLACE OF ARCHAEOLOGICAL  
POTENTIAL**

**Figure E13.4.1**

## Map E13.1 Fern Tree Cultural Landscape Precinct - LISTmap

Open the full map extent (link to the [interactive map](#))



### Legend

Historic Heritage Areas 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=147.23257,-42.90787,147.28411,-42.94011&layout-options=TITLE\\_BAR\\_OFF,BASEMAPS\\_OFF&srs=EPSG:4283&bmlayer=3&layers=965&query=965:O\\_C ODE%3D%27116.FCL%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=147.23257,-42.90787,147.28411,-42.94011&layout-options=TITLE_BAR_OFF,BASEMAPS_OFF&srs=EPSG:4283&bmlayer=3&layers=965&query=965:O_C ODE%3D%27116.FCL%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.




## Map E13.2 Queens Domain Cultural Landscape - LIST map

Open the full map extent (link to the [interactive map](#))



### Legend

Historic Heritage Areas 


[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=147.30658,-42.85701,147.34521,-42.87415&layout-options=TITLE\\_BAR\\_OFF,BASEMAPS\\_OFF&srs=EPSG:4283&bmlayer=3&layers=965&query=965:O\\_CODE%3D%27116.QCL%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=147.30658,-42.85701,147.34521,-42.87415&layout-options=TITLE_BAR_OFF,BASEMAPS_OFF&srs=EPSG:4283&bmlayer=3&layers=965&query=965:O_CODE%3D%27116.QCL%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.


## Map E13.3 Historic Heritage Precincts - LISTmap

Open the full map extent ([link to the interactive map](#))

 Topographic map



### Legend

Historic Heritage Areas 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.HER%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.HER%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## E14.0 Scenic Landscapes Code

This code is not used in this planning scheme.

## E15.0 Inundation Prone Areas Code

### E15.1 Purpose

E15.1.1 The purpose of this provision is to:

- (a) identify areas which are at risk of periodic or permanent inundation from one or more of the following:
  - (i) riverine, watercourse and inland flooding, (where spatial information exists),
  - (ii) storm tide,
  - (iii) sea level rise;

- (b) manage development in areas at risk from periodic or permanent inundation so that:
  - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
  - (ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,
  - (iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;
- (c) facilitate sustainable development of the coast in response to the impacts of climate change;
- (d) manage development on the coast so that:
  - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
  - (ii) adverse effects on the stability and functioning of the coastal environment are minimised,
  - (iii) future options for adaptation, protection, retreat or abandonment of property and infrastructure are maintained and associated future costs are minimised,
  - (iv) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;
- (e) preclude development that will affect flood flow or be affected by flood water, or change coastal dynamics in a way detrimental to development sites or other property;
- (f) provide for appropriate development dependent on a coastal location.

## E15.2 Application

### E15.2.1 This code applies to:

- (a) development on land in the Coastal Inundation High, Medium and Low Hazard Areas:
  - (i) where shown on the planning scheme maps as separate Coastal Inundation High, Medium and Low Hazard Area overlays,
  - (ii) where shown on the planning scheme maps as a combined Inundation Hazard Investigation Area overlay and as particularly defined and separated by reference to AHD values in Table E15.2;
- (b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Inundation High, Medium and Low Hazard Areas or the Riverine Inundation Hazard Area;

- (c) development on land subject to risk of riverine flooding of 1% AEP or more, including:
  - (i) land within the Riverine Inundation Hazard Area,
  - (ii) land not within the Riverine Inundation Hazard Area but nevertheless subject to risk of flooding of 1% AEP or more;
- (d) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works).

## E15.3 Definition of Terms

E15.3.1 In this code, unless the contrary intention appears:

|   |   |
|---|---|
| AEP   | means annual exceedance probability.  |
| buildings and works dependent on a coastal location | means buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings, except for a caretakers dwelling associated with any of the above, are not included. |
| Coastal Inundation Hazard Investigation Area        | means an area for which risk from inundation from storm tide and permanent inundation from sea level rise has been identified but where the high, medium and low hazard areas have not been spatially quantified due to limitations of available data.  |
| Coastal Inundation High Hazard Area                 | means an area forecast to be subject to 0.2 m sea level rise from the Mean High Tide by 2050 and a rounding up to the nearest highest 0.1 m.  |
| Coastal Inundation Low Hazard Area                  | means an area forecast to be subject to inundation from a 1% AEP storm tide event in 2100, the 0.3 m free board, and a rounding up to the nearest highest 0.1 m.  |
| Coastal Inundation Medium Hazard Area               | Means an area forecast to be subject to a 1% AEP storm tide event in 2050 and 0.3 m free board, and a rounding up to the nearest highest 0.1 m.   |
| coastal protection works                            | means a hard structure (such as a sea wall, groyne or breakwater) or soft engineering technique (such as beach nourishment), placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.  |
| coastal works management plan                       | means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines. <sup>[R1]</sup>   |
| existing floor area                                 | means the gross floor area as at the effective date.  |



|                                 |  |
|---------------------------------|--|
| flood hazard report             | <p>means a report prepared by a suitably qualified person for a site, that must include:</p> <ul style="list-style-type: none"> <li>(a) details of, and be signed by, the person who prepared or verified the report;</li> <li>(b) confirmation that the person has the appropriate qualifications and expertise;</li> <li>(c) confirmation that the report has been prepared in accordance with any methodology specified by a relevant agency; and</li> <li>(d) conclusions based on consideration of the proposed use or development: <ul style="list-style-type: none"> <li>(i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land;</li> <li>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: <ul style="list-style-type: none"> <li>a. the nature, intensity and duration of the use;</li> <li>b. the type, form and duration of any development;</li> <li>c. the likely change in the level of risk across the intended life of the use or development;</li> <li>d. the ability to adapt to a change in the level of risk;</li> <li>e. the ability to maintain access to utilities and services;</li> <li>f. the need for flood reduction or protection measures beyond the boundary of the site;</li> <li>g. any inundation risk management plan in place for the site and/or adjacent land; and</li> <li>h. any advice relating to the ongoing management of the use or development; and</li> </ul> </li> <li>(iii) any matter specifically required by <b>Performance Criteria</b> in this code.</li> </ul> </li> </ul> |
| inundation                      | means permanent, periodic or anticipated flooding of land whether by sea or rainfall and includes inundation by high tide.   |
| inundation risk management plan | means a specific site plan acceptable to the planning authority that details:  |

|                                 |  |
|---------------------------------|--|
|                                 | <p>(a) the risk of inundation of the site, with respect to the proposed location and floor levels of buildings, within applicable timeframes (current, year 2050 and/or year 2100),</p> <p>(b) any inundation control measures or design features proposed to be employed to reduce risk to an acceptable level,</p> <p>prepared by a suitably qualified person in accordance with best practice guidelines.</p> |
| landfill                        | means fill or manipulation of the natural ground level that is greater than 0.5 m in height and 10m <sup>2</sup> in area but does not include fill within 3 m of the footings or foundations of a building.  |
| Riverine Inundation Hazard Area | <p>means land determined to be at risk from riverine, watercourse or inland flooding that has a 1% AEP or more. This includes:</p> <p>(a) land within the Riverine Inundation Hazard Area on the planning scheme maps;</p> <p>(b) land not within the Riverine Inundation Hazard Area on the planning scheme maps but nevertheless subject to risk of flooding of 1% AEP or more;</p>                            |
| relevant agency                 | means as defined in the former provisions of the Act. <sup>[R2]</sup>  |
| tolerable risk                  | <p>means the lowest level of likely risk from the relevant hazard:</p> <p>(a) to secure the benefits of a use or development in a relevant hazard area; and</p> <p>(b) which can be managed through:</p> <p>(i) routine regulatory measures; or</p> <p>(ii) by specific hazard management measures for the intended life of each use or development.</p>   |

#### Footnotes

[R1] The Tasmanian Coastal Works Manual by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guideline.

[R2] The former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

## E15.4 Development Exempt from this Code

E15.4.1 The following development is exempt from this code <sup>[R1]</sup> :

- (a) coastal protection works undertaken by, or on behalf of, an agency or council that have been designed by a suitably qualified person;

## Footnotes

[R1] Emergency works are not regulated by planning schemes pursuant to S.40 of the *Emergency Management Act 2006*.

## E15.5 Application Requirements

E15.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving landfill to provide an assessment by a suitably qualified person, accompanied by any necessary engineering detail, outlining the following:

- (a) existing overland flow paths associated with rainfall events and coastal processes affecting the subject land,
- (b) how existing flow paths enter onto the subject land from adjoining land and how the flow paths exit onto adjoining land,
- (c) how any modifications to flow paths proposed on the land impact on the flow paths relied on by nearby and adjoining land,
- (d) how any proposed infrastructure and techniques will ensure the net discharge of stormwater does not exceed pre-development levels and water quality characteristics of receiving waters are maintained or improved;
- (e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium and Low Hazard Areas pursuant to the AHD levels provided in Table E15.1, if the proposed development site is within the Coastal Inundation Hazard Investigation Area overlay shown on the planning scheme maps.

E15.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) an inundation risk management plan,
- (b) a site analysis plan identifying any natural or constructed features that influence overland flow paths prior to and after inundation events,
- (c) a coastal works management plan,
- (d) evidence that proposed building or works will be designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by riverine, watercourse or inland flooding, or a storm surge event,
- (e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium or Low Hazard Area, as relevant, pursuant to the AHD levels provided in Table E15.1, if uncertainty exists as to the relative location of the development site,
- (f) any of the information listed in E15.5.1, above.

## E15.6 Use Standards

| Objective:   |   |
|--|---|
| To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to inundation risk.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following:</p> <p>(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> <p>(b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.</p> | <p><b>P1</b></p> <p>Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must satisfy all of the following:</p> <p>(a) any increased reliance on public infrastructure must not result in a unacceptable level of risk;</p> <p>(b) need for future remediation works is minimised;</p> <p>(c) access to the site must not be lost or substantially compromised by expected future sea level rise either on or off-site;</p> <p>(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</p> |

## E15.7 Development Standards for Buildings and Works

### E15.7.1 Coastal Inundation High Hazard Areas

| Objective:  |  |
|---|--|
| To ensure that high risk from coastal inundation is appropriately managed and takes into account the use of buildings.  |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.</p>                            | <p><b>P1</b></p> <p>For a habitable building, including extensions to existing habitable buildings, there are no <b>Performance Criteria</b> except if it is development dependent on a coastal location. R1</p> |
| <p><b>A2</b></p> <p>For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.</p> | <p><b>P2</b></p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia must satisfy all of the following:</p>   |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(a) if an outbuilding, be a component of an existing dwelling;</li> <li>(b) risk to users of the site, adjoining or nearby land is acceptable;</li> <li>(c) risk to adjoining or nearby property or public infrastructure is acceptable;</li> <li>(d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;</li> <li>(e) need for future remediation works is minimised;</li> <li>(f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</li> </ul> <p>except if it is development dependent on a coastal location R1.</p> |
|--|--|

E15.7.1.R1 Refer E15.7.6

#### E15.7.2 Coastal Inundation Medium Hazard Areas

| Objective:   |   |
|--|---|
| To ensure that medium risk from coastal inundation is appropriately managed and takes into account the use of buildings. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>For a new habitable building there is no Acceptable Solution.</p>                                    | <p><b>P1</b></p> <p>A new habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) floor level of habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must be no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</li> <li>(b) risk to users of the site, adjoining or nearby land is acceptable;</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(c) risk to adjoining or nearby property or public infrastructure is acceptable;</li> <li>(d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;</li> <li>(e) need for future remediation works is minimised;</li> <li>(f) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site;</li> <li>(g) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works;</li> </ul> <p>except if it is development dependent on a coastal location<sup>R1</sup>.</p>   |
| <p><b>A2</b></p> <p>Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following:</p> <ul style="list-style-type: none"> <li>(a) new habitable rooms must comply with both of the following: <ul style="list-style-type: none"> <li>(i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1,</li> <li>(ii) floor area of the extension no more than 40m<sup>2</sup> from the date of commencement of this planning scheme;</li> </ul> </li> <li>(b) new habitable rooms must be above ground floor.</li> </ul> | <p><b>P2</b></p> <p>An extension to an existing habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) new habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must satisfy one of the following: <ul style="list-style-type: none"> <li>(i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</li> <li>(ii) floor level no lower than the existing floor level and a floor area of the extension no more than 40 m<sup>2</sup> as at the date of commencement of this planning scheme;</li> </ul> </li> <li>(b) risk to users of the site, adjoining or nearby land is not increased;</li> <li>(c) risk to adjoining or nearby property or public infrastructure is not increased;</li> </ul> |

|   |   |
|---|---|
|   | <p>(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</p> <p>except if it is development dependent on a coastal location<sup>R1</sup>.</p>  |
| <p><b>A3</b></p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40m<sup>2</sup>.</p> | <p><b>P3</b></p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:</p> <p>(a) risk to users of the site, adjoining or nearby land is acceptable;</p> <p>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</p> <p>(c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works,</p> <p>except if it is development dependent on a coastal location<sup>R1</sup>.</p> |

E15.7.2.R1 Refer E15.7.6

### E15.7.3 Coastal Inundation Low Hazard Areas

|  |   |
|--|---|
| Objective:   |   |
| To ensure that low risk from coastal inundation is appropriately managed and takes into account the use of the buildings.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>A new habitable building must comply with the following:</p> <p>(a) floor level no lower than the the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> | <p><b>P1</b></p> <p>A new habitable building must satisfy all of the following:</p> <p>(a) risk to users of the site, adjoining or nearby land is acceptable;</p> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</li> <li>(c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;</li> <li>(d) need for future remediation works is minimised;</li> <li>(e) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site;</li> <li>(f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</li> </ul> |
| <p><b>A2</b></p> <p>An extension to a habitable building must comply with either of the following:</p> <ul style="list-style-type: none"> <li>(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</li> <li>(b) floor area is no more than 60m<sup>2</sup>.</li> </ul> | <p><b>P2</b></p> <p>An extension to a habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) floor level is no lower than existing floor level;</li> <li>(b) risk to users of the site, adjoining or nearby land is not increased;</li> <li>(c) risk to adjoining or nearby property or public infrastructure is not increased.</li> </ul>   |
| <p><b>A3</b></p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60m<sup>2</sup>.</p>  | <p><b>P3</b></p> <p>A non-habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) risk to users of the site, adjoining or nearby land is acceptable;</li> <li>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</li> <li>(c) need for future remediation works is minimised;</li> <li>(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works;</li> </ul> <p>except if it is a building dependent on a coastal location<sup>R1</sup>.</p>                                  |



E15.7.3.R1 Refer E15.7.6

E15.7.4 Riverine Inundation Hazard Areas

| Objective:   |   |
|--|---|
| To ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.</p>  | <p><b>P1</b></p> <p>A new habitable building must have a floor level that satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(a) risk to users of the site, adjoining or nearby land is acceptable;</li> <li>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</li> <li>(c) risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods;</li> <li>(d) need for future remediation works is minimised;</li> <li>(e) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works.</li> </ul> |
| <p><b>A2</b></p> <p>An extension to an existing habitable building must comply with one of the following:</p> <ul style="list-style-type: none"> <li>(a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm;</li> <li>(b) floor area of the extension no more than 60m<sup>2</sup> as at the date of commencement of this planning scheme.</li> </ul> | <p><b>P2</b></p> <p>An extension to an existing habitable building must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) floor level to be no lower than existing floor level;</li> <li>(b) risk to users of the site, adjoining or nearby land is not increased;</li> <li>(c) risk to adjoining or nearby property or public infrastructure is not increased.</li> </ul>   |
| <p><b>A3</b></p> <p>The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings</p>  | <p><b>P3</b></p>  |

|  |  |
|--|--|
| <p>under the Building Code of Australia, on a site must be no more than 60m<sup>2</sup>.</p> | <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) risk to users of the site, adjoining or nearby land is acceptable;</li> <li>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</li> <li>(c) need for future remediation works is minimised;</li> <li>(d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;</li> </ul> |
|--|--|

**E15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas**

| <p>Objective:</p>  |   |
|--|---|
| <ul style="list-style-type: none"> <li>(a) To ensure that landfill and mitigation works do not unreasonably increase the risk from riverine, watercourse and inland flooding, and risk from coastal inundation.</li> <li>(b) To ensure that the risk to waste water management from riverine, watercourse and inland flooding, and risk from coastal inundation is appropriately managed.</li> </ul> |   |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.</p>  | <p><b>P1</b></p> <p>Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) no adverse affect on flood flow over other property through displacement of overland flows;</li> <li>(b) the rate of stormwater discharge from the property must not increase;</li> <li>(c) stormwater quality must not be reduced from pre-development levels.</li> </ul> |
| <p><b>A2</b></p> <p>No acceptable solution.</p>  | <p><b>P2</b></p> <p>Mitigation measures, if required, must satisfy all of the following:</p>  |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>(a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise;</li> <li>(b) not have a significant effect on flood flow.</li> </ul>   |
| <p><b>A3</b></p> <p>A land application area for onsite wastewater management must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100m;</li> <li>(b) vertical separation distance from the water table must be no less than 1.5m.</li> </ul> | <p><b>P3</b></p> <p>A land application area for onsite wastewater management must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must satisfy all of the following: <ul style="list-style-type: none"> <li>(i) be no less than 15m,</li> <li>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system,</li> <li>(iii) the average gradient is no more than 16 degrees;</li> </ul> </li> <li>(b) vertical separation distance from the water table must satisfy all of the following: <ul style="list-style-type: none"> <li>(i) be no less than 0.6m, (whether 'in ground' or by use of a raised bed),</li> <li>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system.</li> </ul> </li> </ul> |

#### E15.7.6 Development Dependent on a Coastal Location

|   |  |
|---|--|
| Objective:  |  |
| To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk from inundation, taking into account the nature of the development.                       |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p> | <p><b>P1</b></p> <p>Buildings and works must satisfy all of the following:</p> |

|   |  |
|---|--|
|   | <ul style="list-style-type: none"> <li>(a) need for a coastal location is demonstrated;</li> <li>(b) new facilities are grouped with existing facilities, where reasonably practical;</li> <li>(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</li> <li>(d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;</li> <li>(e) risk from inundation is acceptable, taking into account the nature of the development and its users.</li> </ul>  |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be necessary to establish a new or expanded use or development or continue an existing use or development</li> <li>(b) potential for foreshore erosion or seabed instability is minimised;</li> <li>(c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects,</li> <li>(d) limited and acceptable impact on aquatic flora, fauna and habitat;</li> <li>(e) risk of re-suspension of potentially contaminated material is minimised;</li> <li>(f) extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination;</li> </ul> |
| <p><b>A3</b></p>                                | <p><b>P3</b></p>   |

|   |  |
|---|--|
| <p>No Acceptable Solution for coastal protection works initiated by the private sector.</p> | <p>Coastal protection works initiated by the private sector must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified person;</li> <li>(b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area;</li> <li>(c) cause no adverse effects on other parts of the coast, including increased risk of erosion;</li> <li>(d) minimise the potential for erosion as far as practicable;</li> <li>(e) not unduly reduce existing visual amenity;</li> <li>(f) provide habitat for flora and fauna as appropriate.</li> </ul> |
|---|--|

## E15.8 Development Standards for Subdivision

### E15.8.1 Medium and High Inundation Hazard Areas

| <p>Objective:</p>   |  |
|---|--|
| <p>To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from inundation in the high or medium inundation hazard areas.</p> |  |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>Subdivision of a lot, all or part of which is within a Medium or High Inundation Hazard Area must be for the purpose of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) separation of existing dwellings;</li> <li>(b) creation of a lot for the purposes of public open space, public reserve or utilities;</li> <li>(c) creation of a lot in which the building area, access and services are outside the hazard area, with the exception of stormwater.</li> </ul> |
| <p><b>A2</b></p>  | <p><b>P2</b></p> <p>No performance criteria.</p>   |

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|---|--|
| Subdivision is not prohibited by the relevant zone standards. |  |
|---|--|

#### E15.8.2 Subdivision Dependent on a Coastal Location

| Objective:   |  |
|--|--|
| To provide for subdivision of development dependent on a coastal location. |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>No acceptable solution.                                       | <b>P1</b><br>Subdivision of land must be for the purposes of creation of a lot for buildings or works dependent on a coastal location and must not be prohibited by the relevant zone standards. |

#### E15.8.3 Subdivision within a Riverine Inundation Hazard Area

| Objective:  |   |
|---|---|
| That subdivision within a Riverine Inundation Hazard Area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <b>A1</b><br>Each lot, or a lot proposed in a plan of subdivision, within a Riverine Inundation Hazard Area must: <ul style="list-style-type: none"> <li>(a) be able to contain a building area, vehicular access and services, that are wholly located outside a Riverine Inundation Hazard Area;</li> <li>(b) be for the creation of separate lots for existing buildings;</li> <li>(c) be required for public use by the Crown, a council or a relevant agency; or</li> <li>(d) be required for the provision of Utilities.</li> </ul> | <b>P1</b><br>Each lot, or a lot proposed in a plan of subdivision, within a riverine inundation hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: <ul style="list-style-type: none"> <li>(a) any increase in risk from flood for adjacent land;</li> <li>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</li> <li>(c) the need to minimise future remediation works;</li> <li>(d) any loss or substantial compromise by flood of access to the lot, on or off site;</li> <li>(e) the need to locate building areas outside the riverine inundation hazard area;</li> </ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>(f) any advice from a State authority, regulated entity or a council; and</li><li>(g) the advice contained in a flood hazard report.</li></ul> |
|--|--|

Table E15.1 Coastal Inundation High, Medium & Low Hazard Areas - Minimum Levels


|                                     |          |   |      | Modelled Inundation Scenarios |                 |          |                 |
|-------------------------------------|----------|---|------|-------------------------------|-----------------|----------|-----------------|
|                                     |          |   |      | Hazard Areas                  |                 |          |                 |
|                                     |          | Building Control  |      | High                          | Medium          |          | Low             |
| LGA and Suburb                      | Postcode | Base_Ht   | HAT* | TR_20SLR                      | AEP1pct_2050    | TR_80SLR | AEP1pct_2100    |
| Description                         |          | RU  | RU   | RU                            | RU and 300mm FB | RU       | RU and 300mm FB |
| Hobart City Council                 |          | 0.6   | 0.8  | 0.8                           | 1.9             | 1.4      | 2.5             |
| Battery Point                       | 7004     | 0.6   | 0.8  | 0.8                           | 1.9             | 1.4      | 2.5             |
| Hobart                              | 7000     | 0.6   | 0.8  | 0.8                           | 1.9             | 1.4      | 2.5             |
| New Town                            | 7008     | 0.6   | 0.8  | 0.8                           | 1.9             | 1.4      | 2.5             |
| Queens Domain                       | 7000     | 0.6   | 0.8  | 0.8                           | 2.0             | 1.4      | 2.6             |
| Sandy Bay                           | 7005     | 0.6   | 0.8  | 0.8                           | 1.9             | 1.4      | 2.5             |
| <b>Notes and Modelled Scenarios</b> |          |   |      |                               |                 |          |                 |
| RU                                  |          | Rounded Up  |      |                               |                 |          |                 |
| FB                                  |          | Freeboard   |      |                               |                 |          |                 |
| HAT                                 |          | Highest Astronomical Tide   |      |                               |                 |          |                 |
|                                     |          | (the highest tide that might be expected under normal conditions. HAT Data is missing for some suburbs) |      |                               |                 |          |                 |
|                                     |          | HAT values for rivers and estuary regions should not be relied upon (as these have been interpolated)   |      |                               |                 |          |                 |
|                                     |          | * HAT data has not been included for inland areas as it could be misleading.                            |      |                               |                 |          |                 |

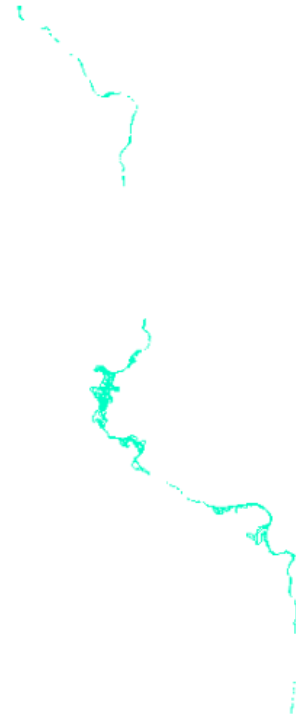


|              |   |
|--------------|---|
| TR_20SLR     | Sea Level Rise by 20cm above 2010 base levels   |
| TR_80SLR     | Sea Level Rise by 80cm above 2010 base levels   |
| AEP1pct_2050 | Modelled 1% Annual Exceedence Probability for the year 2050   |
| AEP1pct_2100 | Modelled 1% Annual Exceedence Probability for the year 2100   |
|              | The results include the effects of tides, storm surges, and SLR only. They do not account for other factors such as wave sets and run up. To account for this, 300mm FB has been added to the data. |


### Map E15.1 Coastal Inundation Hazard Area - LISTmap

Open the full map extent (link to the [interactive map](#))

 [Topographic map](#)



#### Legend

Coastal Inundation Hazard Area 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.SLR%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.SLR%27)

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## E16.0 Coastal Erosion Hazard Code

### E16.1 Purpose

E16.1.1 The purpose of this provision is to:

- (a) facilitate sustainable development of those parts of the coast vulnerable to coastal erosion hazard and/or anticipated to be vulnerable to coastal erosion hazard due to climate change;
- (b) identify coastal areas which are vulnerable to both current and anticipated coastal erosion hazard due to climate change;
- (c) provide for development responses that appropriately respond to coastal erosion hazard;
- (d) preclude development that will adversely impact coastal dynamics in a way detrimental to the development site and other property;
- (e) manage development in coastal in areas vulnerable to erosion, recession or wave run-up so that:
  - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
  - (ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,
  - (iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems that assist in mitigating erosion risk;
- (f) provide for appropriate development dependent on a coastal location.

## E16.2 Application

E16.2.1 This code applies to:

- (a) development on land in the Coastal Erosion Hazard Area shown on the planning scheme maps;
- (b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Erosion Hazard Area shown on the planning scheme maps;
- (c) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works) on land in the Coastal Erosion Hazard Area.

## E16.3 Definition of Terms

E16.3.1 In this code, unless the contrary intention appears:

|   |  |
|---|--|
| buildings and works dependent on a coastal location | means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings are not included. |
|---|--|

|                               |   |
|-------------------------------|---|
| Coastal Erosion Hazard Area   | means an area vulnerable to coastal erosion hazard as defined on the planning scheme maps.  |
| coastal erosion hazard        | means land vulnerable to one or more of the following:<br>(a) erosion;<br>(b) recession;<br>(c) wave run-up.  |
| coastal protection structure  | means a hard structure (such as a sea wall, groyne or breakwater) placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.   |
| coastal vulnerability report  | means a report prepared by a suitably qualified person in accordance with joint Australian/New Zealand Standard AS/NZS 4360:1999 Risk Management.   |
| coastal works management plan | means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines. <sup>R1</sup> |
| erosion risk management plan  | means a plan endorsed by the planning authority and developed by a suitably qualified person covering an area encompassing the subject site and designed to substantially reduce the exposure of the site and its surrounds to erosion risk.  |
| existing floor area           | means the gross floor area as at the effective date.  |

E16.3.R1 *The Tasmanian Coastal Works Manual* by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guidelines.

## E16.4 Use and Development exempt from this Code

E16.4.1 The following development is exempt from this code:<sup>R1</sup>

- (a) coastal protection works undertaken by, or on behalf of, a public authority and have been designed by a suitably qualified person;
- (b) change of use, other than a new use necessitating changing a non-habitable building to a habitable building.

E16.4.R1 Emergency works are not regulated by planning schemes pursuant to S.40 of the *Emergency Management Act 2006*.

## E16.5 Application Requirements

E16.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving construction of a coastal protection structure

to provide an assessment by a suitably qualified and experienced person accompanied by any necessary engineering detail demonstrating the following:

- (a) the development is an appropriate mitigation response based on its location and exposure to the hazard;
- (b) the development will not increase the level of risk of the hazard for adjoining or nearby properties or public infrastructure;
- (c) the need for future remediation works is minimised;
- (d) important natural features are adequately protected;
- (e) health and safety of people is not placed at risk.
- (f) any impact the development will have on public access to the coast, where it is currently available

E16.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a coastal vulnerability report;
- (b) a site analysis plan identifying any natural or constructed features that could influence, or be influenced by, coastal processes prior to and after erosion events;
- (c) a coastal works management plan;
- (d) an erosion risk management plan;
- (e) evidence that proposal is either appropriately located and/or any building or works will be designed and constructed to withstand coastal forces from wave run-up and/or erosion events;
- (f) any of the information listed in E16.5.1, above.

## E16.6 Use Standards

| Objective:  |  |
|---|--|
| To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to erosion risk. |  |
| Acceptable Solutions  | Performance Criteria   |
| A1<br>No Acceptable Solution.   | <b>P1</b><br>Change of use of a non habitable building to a use involving habitable rooms must satisfy all of the following:<br><br>(a) the use must not increase the risk to users of the site; |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(b) any increased reliance on public infrastructure must not result in a unacceptable level of risk;</li> <li>(c) need for future remediation works is minimised;</li> <li>(d) access to the site must not be lost or substantially compromised by increased future erosion expected to result from future sea level rise, either on or off-site;</li> <li>(e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.</li> </ul> |
|--|---|

## E16.7 Development Standards

### E16.7.1 Buildings & Works

| Objective:  |   |
|---|---|
| To ensure that development in Coastal Erosion Hazard Areas is fit for purpose and appropriately managed based on the level of exposure to the hazard. |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;</li> <li>(b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;</li> <li>(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;</li> </ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>(d) need for future remediation works is minimised;</li> <li>(e) health and safety of people is not placed at risk;</li> <li>(f) important natural features are adequately protected;</li> <li>(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;</li> <li>(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;</li> <li>(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;</li> <li>(j) not be located on an actively mobile landform.</li> </ul> |
|--|--|

#### E16.7.2 Development Dependent on a Coastal Location

| Objective:  |   |
|---|---|
| To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk of erosion, taking into account the nature of the development.                            |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p> | <p><b>P1</b></p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) need for a coastal location is demonstrated;</li> <li>(b) new facilities are grouped with existing facilities, where reasonably practical;</li> <li>(c) native vegetation is retained, replaced or re-established so that overall impact on erosion potential resulting from removal of native vegetation is negligible;</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(d) potential for erosion is minimised generally;</li> <li>(e) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</li> <li>(f) impacts on coastal processes, including sand movement and wave action, are minimised and any potential impacts on erosion potential are mitigated so that there are no unreasonable adverse long-term effects;</li> <li>(g) not be located on an actively mobile landform.</li> </ul>      |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p>  | <p><b>P2</b></p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be necessary to establish a new or expanded use or development or continue an existing use or development</li> <li>(b) potential for foreshore erosion or seabed instability is minimised;</li> <li>(c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects.</li> </ul> |
| <p><b>A3</b></p> <p>No Acceptable Solution for coastal protection works initiated by the private sector.</p> | <p><b>P3</b></p> <p>Coastal protection works initiated by the private sector must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified person;</li> <li>(b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area;</li> <li>(c) cause no adverse effects on other parts of the coast, including increased risk of erosion;</li> </ul>   |

|  |   |
|--|---|
|  | (d) minimise the potential for erosion as far as practicable. |
|--|---|

## E16.8 Subdivision Standards

### E16.8.1 Subdivision in Coastal Erosion Hazard Areas

| Objective:  |  |
|---|--|
| To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from erosion, recession or wave run up. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>Subdivision of a lot, all or part of which is within an Coastal Erosion Hazard Area must be for the purpose of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) separation of existing dwellings;</li> <li>(b) creation of a lot for the purposes of public open space, public reserve or utilities;</li> <li>(c) creation of a lot in which the building area, access and services are outside the Coastal Erosion Hazard Area.</li> </ul>  |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p>   | <p><b>P2</b></p> <p>Subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) not increase risk to adjoining or nearby property;</li> <li>(b) any increased reliance on public infrastructure must not result in a unacceptable level of risk;</li> <li>(c) need for future remediation works is minimised;</li> <li>(d) access to the lot will not be lost or substantially compromised by coastal hazards on or off-site;</li> <li>(e) no building area is located within the Coastal Erosion Hazard Area;</li> <li>(f) provision of a developer contribution for required mitigation works consistent with</li> </ul> |




|  |   |
|--|---|
|  | <p>any adopted Council Policy, prior to commencement of works;</p> <p>(g) not be prohibited by the relevant zone standards.</p> |
|--|---|

#### E16.8.2 Subdivision Dependant on a Coastal Location

| Objective:   |  |
|--|--|
| To provide for subdivision of development dependent on a coastal location. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>                            | <p><b>P1</b></p> <p>Subdivision of land associated with activities dependent on a coastal location must be for the purposes of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) creation of a lot for marine farming shore facilities;</li> <li>(b) boat sales and storage;</li> <li>(c) marine related public open space and recreation facilities;</li> <li>(d) pleasure boat facilities;</li> <li>(e) roads and other utilities;</li> <li>(f) wharves and jetties;</li> <li>(g) food services facilities serving users of coastal areas.</li> </ul> |
| <p><b>A2</b></p> <p>No acceptable solution.</p>                            | <p><b>P2</b></p> <p>Subdivision must not be prohibited by the relevant zone standards.</p>   |


## Map E16 Coastal Erosion Hazard Area - LISTmap

Open the full map extent ([link to the interactive map](#))

 Topographic map



### Legend

Coastal Erosion Hazard Area 

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.CEH%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.CEH%27)

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## E17.0 Signs Code

### E17.1 Purpose

E17.1.1 The purpose of this provision is to:

- (a) provide opportunities for commercial advertising essential to support and encourage business activity;
- (b) promote the use of well designed signs that complement and enhance the streetscape and do not exacerbate visual clutter or adversely impact on residential amenity;
- (c) promote signs which assist with way-finding and pedestrian usability as part of a coordinated interpretative and directional signage framework;
- (d) ensure that signs do not adversely impact on the cultural heritage values of places of cultural significance.

## E17.2 Application

E17.2.1 This code applies to:

- (a) the construction, putting up for display or erection as development; and
  - (b) the continuous display as use;
- of all signs.

E17.2.2 This code does not apply in Particular Purpose Zone 7 - Battery Point Slipyards. <sup>L1</sup>

### Footnotes

L1 Particular Purpose Zone 7 - Battery Point Slipyards contains its own sign provisions in clause 38.4.8, only minimal signage is allowed.

Additional sign provisions for North Hobart can be found in the North Hobart Specific Area Plan clause F2.4.

## E17.3 Definition of Terms

E17.3.1 Each sign must be categorised into one of the definitions listed and described below. If a sign fits a definition of more than one defined sign, the most specific defined sign applies. If a sign does not readily fit any defined sign, it must be categorised as the most similar defined sign.

E17.3.2 In this code, unless the contrary intention appears:

|                    |  |
|--------------------|--|
| Above Awning Sign  | means a sign attached to and supported above an awning.  |
| Arcade Sign        | means a sign suspended from or attached to the ceiling of an internal public pedestrian area.  |
| Area               | means, for a sign, the entire area within a regular, geometric form or combination of regular, geometric forms comprising all the display area of the sign and including all of the elements of the matter displayed. In the case of those messages composed of individual letters using the wall or window as background the area shall be calculated by measuring the perimeter enclosing the letters and the encompassed area shall be considered the total sign area.<br>Structural members not being advertising matter shall not be included in computation of surface area. |
| Awning Fascia Sign | means a sign on the fascia or return ends of cantilever or suspended awnings.  |
| Banner Sign        | means a sign constructed of lightweight non-rigid material, such as cloth, canvas or similar fabric, attached to the wall of a building or other existing structure including light poles.   |
| Below Awning Sign  | means a sign attached to and supported below an awning.  |

|                                 |  |
|---------------------------------|--|
| Building Site Sign              | means a temporary sign indicating that construction works are occurring on a property.   |
| Bunting                         | means a string of small flags, or streamers strung in a line from or otherwise attached to a building or other structure.  |
| Business Directory              | means a sign for a building in multiple tenancies, which identifies the name of businesses and their location within the same building and does not contain any product or other advertising.  |
| Cabinet Sign                    | means a cabinet with a transparent face attached to the wall of a building or structure for the display of information within, for example menus outside a restaurant.   |
| Election Sign                   | means an election poster that advertises candidates or parties running in a Federal, State or Local Government election.   |
| Flag Sign                       | means a sign constructed of lightweight, non-rigid material attached by one edge to a pole or rope.  |
| Fuel Price Sign                 | means a sign indicating the current price of fuels available on the site of a service station.   |
| Ground Based Sign               | means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.  |
| Ground Based Panel Sign         | means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises and be seen from a distance. Does not include a pole or pylon sign or ground based sign.   |
| Horizontal Projecting Wall Sign | means a sign projecting from the wall of a building having a horizontal dimension greater than its vertical dimension.   |
| Inflatable Sign                 | means a sign made of flexible material or fabric that is made to take on a three-dimensional shape when filled with a sufficient volume of air or gas.   |
| Internal Sign                   | means a sign within a building intended to be seen from outside the building.  |
| Interpretive Sign               | means a sign providing information for the public, such as plans, historic information, location of services, features and businesses, and includes artworks that convey meaning. This type of sign can be private (i.e. placed by and for the benefit of a private business) or public (i.e. placed by an agency in the public interest). |

|                              |   |
|------------------------------|---|
| Name Plate                   | means a single sign identifying one of the occupants of a property used for professional rooms, attached flush to the wall of the building.   |
| Newspaper Day Bill Sign      | means a sign placed outside a business selling newspapers, which contains news headlines.   |
| Open/Closed Signs (external) | means an external open/closed signs including any extending out from a building's surface.  |
| Pole/pylon sign              | means a sign erected on a pole, poles or pylon independent of any building, provided it is not designed or used as a poster panel (billboard).  |
| Portable Sign                | means a sign not on a public reservation and not permanently attached to the ground or to a building or other structure (N.B. Portable Signs on a public reservation are controlled by licence under the Council's By-Laws).  |
| Poster Panel (Billboard)     | means a structure either freestanding or attached to a building designed to accommodate standard Poster Panels, the message of which may be changeable and variable.  |
| Real Estate Sign             | means a temporary sign erected for the purposes of selling/leasing of real estate for the duration of the period the real estate is on the market.  |
| Reserve Sign                 | means a sign erected on a public reserve by a public authority for the information, guidance or safety of the public.   |
| Roof Sign                    | means a sign erected on the roof or parapet of a building with the highest point of its base not exceeding a vertical distance of 300mm above the roof or parapet.  |
| Screen Sign                  | means messages or product logos or other graphics printed or displayed on screens used in association with outdoor dining.  |
| Sky Sign                     | means a sign erected on the roof or parapet of a building where the highest point of its base exceeds a vertical distance of 300mm above the roof or parapet.   |
| Statutory Sign               | means a sign required or specified by statute; and a sign relating to safety or guidance of pedestrians, traffic and shipping; including but not limited to a hazard sign, a Hazchem sign; a traffic control sign; a maritime purposes sign; international/national signposting conventions for service provisions and toilets. |
| Street Number                | means a sign indicating the street number of a property.  |
| Sun Blind Sign               | means a sign incorporated into the fabric or structure of a sun blind or canopy situated over a door or window  |

|                               |   |
|-------------------------------|---|
| Temporary Sign                | means a sign of a temporary nature which advertises a community event of a religious, educational, cultural, political, social or recreational character. |
| Tourism Information Sign      | means a sign compliant with the Tasmanian Roadside Signs Manual and approved by the road authority.   |
| Transom Sign                  | means a sign attached to the transom of a doorway or display window of a building.  |
| Umbrella Sign                 | means messages, product or propriety logos, or other graphics printed or displayed on umbrellas used in association with outdoor dining.                  |
| Vertical Projecting Wall Sign | means a sign projecting from the wall of a building with a vertical dimension greater than or equal to its horizontal dimension.                          |
| Wall Mural                    | means a graphical or pictorial painted design on a wall which contains a defined advertising message.   |
| Wall Sign                     | means a sign painted on or attached parallel to the wall of a building or fence surrounding a building.   |
| Window Sign                   | means a sign on the glass surface of a window or located less than 150mm behind a surface.  |

## E17.4 Use or Development Exempt from this Code

- E17.4.1 The signs listed in Table E.17.1 are exempt from requiring a permit under this planning scheme provided that all of the following apply:
- (a) historic building fabric is not damaged by the drilling of holes into stone, brick or wood and all fittings are fixed using non corrosive fittings, and in the case of masonry buildings, inserted into mortar joints;
  - (b) the standards in Table E.17.2 and the Acceptable Solutions in Clauses E.17.6.1 and E.17.7.1 are complied with;
  - (c) the sign is on, or affixed to, the land to which it relates. E17.4.2 Signs within a building or site that cannot be seen from outside of the building or site are exempt from requiring a permit under this planning scheme.
- E17.4.2 Signs within a building or site that cannot be seen from outside of the building or site are exempt from requiring a permit under this planning scheme.
- E17.4.3 Changes to the graphics of a legally existing sign, including text, graphic design and colour is exempt from requiring a permit under this planning scheme.

## E17.5 Application Requirements

- E17.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide a heritage impact statement from a suitably qualified person

setting out the effect of a proposed sign on the cultural heritage significance of a Heritage Place, Heritage Precinct or Cultural Landscape Precinct.

## E17.6 Use Standards

### E17.6.1 Use of Signs

| Objective:  |  |
|---|--|
| To ensure that the use of signs complements or enhances the built or natural environment in which they are located.                               |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br>A sign must be a permitted sign in Table E.17.3.   | <b>P1</b><br>A sign must be a discretionary sign in Table E.17.3.  |
| <b>A2</b><br>A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed. | <b>P2</b><br>No performance criteria.  |
| <b>A3</b><br>A sign must not contain flashing lights, moving parts or moving or changing messages or graphics, except if a Statutory Sign         | <b>P3</b><br>A sign contain flashing lights, moving parts or moving or changing messages or graphics must not have an unreasonable impact upon the residential amenity of a residential use caused by light shining into windows of habitable rooms, movement or visual intrusion or cause undue distraction to drivers of motor vehicles. |
| <b>A4</b><br>An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign                            | <b>P4</b><br>An illuminated sign within 30 metres of a residential use must not have an unreasonable impact upon the residential amenity of that use caused by light shining into windows of habitable rooms.  |

## E17.7 Development Standards

### E17.7.1 Standards for Signs

|   |
|---|
| Objective:  |
| To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located. |

| Acceptable Solutions   | Performance Criteria  |
|--|---|
| <p><b>A1</b></p> <p>A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.</p>   | <p><b>P1</b></p> <p>A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;</li> <li>(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</li> <li>(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;</li> <li>(d) not result in loss of amenity to neighbouring properties;</li> <li>(e) not involve the repetition of messages or information on the same street frontage;</li> <li>(f) not contribute to or exacerbate visual clutter;</li> <li>(g) not cause a safety hazard.</li> </ul> |
| <p><b>A2</b></p> <p>The number of signs per business per street frontage must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) maximum of 1 of each sign type;</li> <li>(b) maximum of 1 window sign per window;</li> <li>(c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3;</li> <li>(d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6.</li> </ul> <p>except for the following sign types, for which there is no limit;</p> <ul style="list-style-type: none"> <li>(i) Building Site,</li> </ul> | <p><b>P2</b></p> <p>The number of signs per business per street frontage must:</p> <ul style="list-style-type: none"> <li>(a) minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;</li> <li>(b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;</li> <li>(c) not involve the repetition of messages or information.</li> </ul>  |



|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(ii) Name Plate,</li> <li>(iii) Newspaper Day Bill,</li> <li>(iv) Open/Closed,</li> <li>(v) Real Estate,</li> <li>(vi) Street Number,</li> <li>(vii) Temporary Sign.</li> </ul> |  |
| <p><b>A3</b></p> <p>Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.</p>  | <p><b>P3</b></p> <p>No performance criteria.</p> |
| <p><b>A4</b></p> <p>Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.</p>   | <p><b>P4</b></p> <p>No performance criteria.</p> |

**E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts**

|   |  |
|---|--|
| Objective:  |  |
| To ensure the size, design and siting of signs complements and does not impact on the cultural heritage significance of places or precincts listed in the Historic Heritage Code. <sup>R1</sup> |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>No Acceptable Solution</p>  | <p><b>P1</b></p> <p>A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;</li> <li>(b) be placed so as to allow the architectural details of the building to remain prominent;</li> <li>(c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;</li> </ul> |

|  |   |
|--|---|
|  | <p>(d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;</p> <p>(e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;</p> <p>(f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;</p> <p>(g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;</p> <p>(h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;</p> <p>(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.</p> |
|--|---|

E17.7.2.R1 Refer to the Tasmanian Heritage Council Practice Note No. 6 for good practice guidelines for signs on heritage buildings.

Table E17.1 Exempt Signs

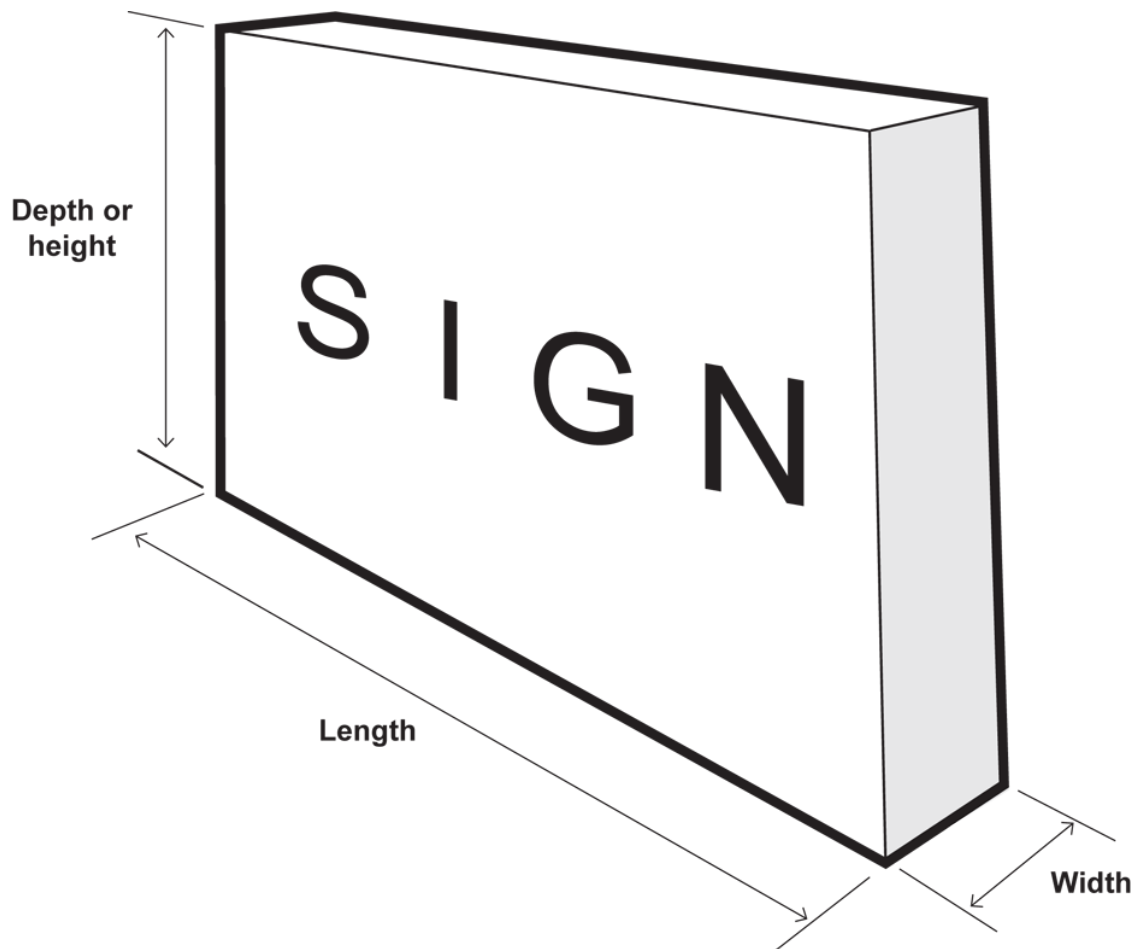
| Sign Type          | Qualification  |
|--------------------|--|
| Above Awning Sign  | <p>(a) No more than 1 Above Awning Sign per business.</p> <p>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</p> <p>(c) Must be in the Central Business Zone or Business Zone.</p> |
| Awning Fascia Sign | <p>(a) Must not be illuminated.</p> <p>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</p>   |
| Below Awning Sign  | <p>(a) No more than 1 Below Awning Sign per business.</p>  |

|                                 |   |
|---------------------------------|---|
|                                 | <p>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</p> <p>(c) No more than 2 faces</p>  |
| Building Site Sign              |   |
| Bunting                         | <p>(a) No more than 1 row per site not longer than the width of the street frontage.</p> <p>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</p> |
| Business Directory              | Must not be placed on the exterior of a building unless within a recessed entrance or doorway 90 degrees to the property boundary and must not project beyond the face of the building.   |
| Election Sign                   |   |
| Flags                           | Must show only the national symbol of any country, state, territory, ethnic group, the standard of a representative of a royal family or visiting dignitaries or an international institution (e.g. United Nations, Red Cross).             |
| Fuel Price Sign                 | The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.   |
| Horizontal Projecting Wall Sign | <p>(a) No more than 1 Horizontal Projecting Wall Sign per business.</p> <p>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</p>                  |
| Internal Sign                   | <p>(a) Must be associated with the display and sale of goods and/or services provided on site.</p> <p>(b) Must not be a business identification sign, which is internally illuminated.</p>  |
| Interpretive Sign               | Must be erected by a public authority   |
| Name Plate                      | Must be attached flush to a wall.   |
| Newspaper Day Bill Sign         |   |
| Open/Closed Sign                |   |
| Portable Sign                   | Must not be illuminated.  |

|                          |  |
|--------------------------|--|
| Real Estate Sign         |  |
| Reserve Sign             |  |
| Screen Sign              | Must be on a screen used in association with outdoor dining which has an occupation license under any relevant Council By-Law.   |
| Statutory Sign           |  |
| Street Number            | Area no more than 0.5m <sup>2</sup>  |
| Temporary Sign           |  |
| Tourism Information Sign |  |
| Transom Sign             | <ul style="list-style-type: none"> <li>(a) Must not be illuminated.</li> <li>(b) No more than 1 Transom Sign per business.</li> <li>(c) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</li> </ul> |
| Umbrella Sign            | Must be on an umbrella used in association with outdoor dining which has an occupation license under any relevant Council By-Law.  |
| Wall Mural               | <ul style="list-style-type: none"> <li>(a) Must be on a public building or structure.</li> <li>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct</li> </ul>                                       |
| Wall Sign                | <ul style="list-style-type: none"> <li>(a) No more than 1 Wall Sign per building.</li> <li>(b) Must not be illuminated.</li> <li>(c) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</li> </ul>    |
| Window Sign              | <ul style="list-style-type: none"> <li>(a) No more than 2 Window Signs per building.</li> <li>(b) The sign is not at a Heritage Place subject to the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct.</li> </ul>                                       |

Table E17.2 Sign Standards

The dimensions indicated on the diagram below are those applicable where referred to in this table:



| Sign Type          | Sign Standards  |
|--------------------|---|
| Above Awning Sign  | (a) Depth no more than 500mm;<br>(b) Width no more than 300mm;<br>(c) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser.   |
| Arcade Sign        | (a) Depth no more than 500mm;<br>(b) Width no more than 300mm;<br>(c) Clearance from ground no less than 2400mm.  |
| Awning Fascia Sign | (a) Projects no more than 40mm in profile from the surface to which they are attached and are no less than 300mm from the kerb alignment;<br>(b) Does not extend above, below or beyond the awning;<br>(c) Height of lettering or other graphics is no more than 450mm. |

|                    |   |
|--------------------|---|
| Below Awning Sign  | <ul style="list-style-type: none"> <li>(a) Depth no more than 500mm;</li> <li>(b) Width no more than 300mm;</li> <li>(c) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser;</li> <li>(d) Clearance from ground no less than 2400mm.</li> </ul> |
| Banner Sign        | <ul style="list-style-type: none"> <li>(a) Vertical dimension no more than 1000mm;</li> <li>(b) Horizontal dimension no more than 6000mm.</li> </ul>  |
| Bunting            | Depth of flag no more than 450mm.   |
| Building Site Sign | Displayed for the period of construction works only.  |
| Business Directory | <ul style="list-style-type: none"> <li>(a) No more than 1 sign per building;</li> <li>(b) Vertical dimension no more than 2000mm;</li> <li>(c) Horizontal dimension no more than 600mm.</li> </ul>  |
| Cabinet Sign       | <ul style="list-style-type: none"> <li>(a) Projection from face of wall no more than 40mm;</li> <li>(b) Area of face no more than 2m<sup>2</sup>;</li> <li>(c) Must not extend vertically or horizontally beyond the wall to which it is attached.</li> </ul>   |
| Election Sign      | <ul style="list-style-type: none"> <li>(a) Area of face no more than 1m<sup>2</sup>;</li> <li>(b) Displayed only between the issuing of a writ for an election and 7 days after the election;</li> <li>(c) Does not encroach on any road or other public reservation.</li> </ul>                          |
| Flag               | <ul style="list-style-type: none"> <li>(a) Dimensions no more than 2000mm x 1000mm;</li> <li>(b) Does not display products or proprietary items;</li> <li>(c) No fluorescent or iridescent colours.</li> </ul>  |
| Fuel Price Sign    | <ul style="list-style-type: none"> <li>(a) No more than 2 signs per site;</li> <li>(b) Area of each face no more than 2m<sup>2</sup>;</li> <li>(c) Does not encroach on any road or other public reservation.</li> </ul>  |
| Ground Base Sign   | <ul style="list-style-type: none"> <li>(a) Height above the ground no more than 2400mm;</li> <li>(b) Area of each face is no more than 2.5m<sup>2</sup>;</li> <li>(c) Does not encroach on any road or other public reservation.</li> </ul>   |

|                                 |  |
|---------------------------------|--|
| Ground Base Panel Sign          | <ul style="list-style-type: none"> <li>(a) Height above the ground no more than 5000mm;</li> <li>(b) Width no more than 1500mm;</li> <li>(c) Does not encroach on any road or other public reservation.</li> </ul>   |
| Horizontal Projecting Wall Sign | <ul style="list-style-type: none"> <li>(a) Depth no more than 500mm;</li> <li>(b) Width no more than 300mm;</li> <li>(c) Length no more than 2700mm;</li> <li>(d) Clearance from ground no less than 2400mm;</li> <li>(e) Height to the highest point of the sign above ground no more than 3000mm;</li> <li>(f) Encroachment within kerb alignment no more than 400mm.</li> </ul> |
| Internal Sign                   | Coverage of the window area no more than 10%.  |
| Interpretive Sign               | (No Standards)   |
| Name Plate                      | <ul style="list-style-type: none"> <li>(a) Horizontal dimension no more than 600mm;</li> <li>(b) Vertical dimension no more than 400mm;</li> <li>(c) Made of brass or similar traditional finish;</li> <li>(d) Total area of names plates no more than 0.5m<sup>2</sup>.</li> </ul>  |
| Newspaper Day Bill Sign         | <ul style="list-style-type: none"> <li>(a) No more than 2 signs per site;</li> <li>(b) Area of each face no more than 0.6m<sup>2</sup>.</li> </ul>   |
| Open/closed Sign                | Area no more than 0.1m <sup>2</sup>  |
| Portable                        | <ul style="list-style-type: none"> <li>(a) No more than 2 faces;</li> <li>(b) Area of each face no more than 0.6m<sup>2</sup>;</li> <li>(c) No more than 1 sign per business.</li> </ul>   |
| Pole or Pylon Sign              | <ul style="list-style-type: none"> <li>(a) Height to the highest point of the sign above ground no more than 5000mm;</li> <li>(b) Clearance from ground to sign no less than 2400mm;</li> <li>(c) Projects no more than 1200mm beyond the boundary with the footpath or road reservation.</li> <li>(d) Area of each face no more than 2m<sup>2</sup>.</li> </ul>                   |
| Poster Panel (Billboard)        | <ul style="list-style-type: none"> <li>(a) Length no more than 6000mm;</li> </ul>  |

|                  |  |
|------------------|--|
|                  | <p>(b) Depth no more than 3000mm;</p> <p>(c) Does not extend vertically or horizontally from the surface to which it is attached.</p>  |
| Real Estate Sign | <p>(a) Area of face no more than 2m<sup>2</sup>;</p> <p>(b) Displayed only for the duration of the sale or letting of a property on the market;</p> <p>(c) Not separately affixed by bolt, nail or screw to masonry, brickwork or other face building material.</p>  |
| Reserve Sign     | (No standards)   |
| Roof Sign        | <p>(a) Distance between top of sign and roof or parapet no more than 750mm;</p> <p>(b) Depth no more than 750mm;</p> <p>(c) Length no more than 4500mm;</p> <p>(d) Building height no more than 7500mm;</p> <p>(e) Message on no more than two faces.</p>  |
| Screen Sign      | <p>(a) No more than 10% of the surface area of each side of the screen;</p> <p>Must be business name only and not contain product content.</p>   |
| Sky Sign         | <p>(a) Distance between the top of the sign and roof or parapet no more than 2300mm;</p> <p>(b) Depth no more than 2000mm;</p> <p>(c) Length no more than 4500mm;</p> <p>(d) Not on a building with a height more than 7.5 metres.</p>   |
| Statutory sign   | (No standards)   |
| Street number    | Area no more than 0.5m <sup>2</sup> .  |
| Sun Blind Sign   | <p>(a) Clearance from ground no less than 2400mm;</p> <p>(b) Horizontal clearance from kerb alignment no less than 450mm.</p>  |
| Temporary Sign   | <p>(a) Must be displayed for no longer than 30 days before the event;</p> <p>(b) Must be removed within 7 days after the event;</p> <p>(c) Must not disrupt the safe movement of pedestrians or vehicles;</p> <p>(d) Must not cause damage to historic building fabric;</p> <p>(e) Must not be attached to any vegetation.</p> |



|                               |  |
|-------------------------------|--|
| Tourism Information Sign      | (No standards)   |
| Transom Sign                  | (a) Extends no more than 200mm beyond building alignment;<br>(b) Does not extend beyond or below the level of the head of the doorway or window above which it is attached;<br>(c) No more than 3600mm above the ground to the highest point of the sign;<br>(d) Depth no more than 500mm. |
| Umbrella Sign                 | (a) Diameter of umbrella no more than 2600mm<br>(b) No more than 1 colour per business with multiple umbrellas<br>(c) Must not obstruct pedestrian traffic<br>(d) No more than 10% of the surface area of the umbrella.<br>(e) Must be business name only and not contain product content. |
| Vertical Projecting Wall Sign | (a) Projection from wall no more than 1200mm;<br>(b) Height above ground no less than 2400mm;<br>(c) Height to the highest point of the sign is not above eaves or parapet;<br>(d) Width no more than 300mm.   |
| Wall Mural                    | (No standards)   |
| Wall Sign                     | (a) Message on the front face only;<br>(b) Projection from the face of the wall or fence no more than 450mm;<br>(c) Does not extend laterally beyond the wall or above the top of the wall to which it is attached;<br>(d) Area of sign no more than 2m <sup>2</sup> .                     |
| Window Sign                   | (a) Does not obscure more than 10% of the window surface.<br>(b) Must be on a ground floor level window.   |

**Table E17.3 Status of Signs in Zones**

**Table E.17.3: Use Status of Signs in Zones.**

|             |              |               |                     |                 |                  |                    |            |                  |         |               |               |              |               |          |               |              |               |                |              |                |                  |                  |                         |                         |
|-------------|--------------|---------------|---------------------|-----------------|------------------|--------------------|------------|------------------|---------|---------------|---------------|--------------|---------------|----------|---------------|--------------|---------------|----------------|--------------|----------------|------------------|------------------|-------------------------|-------------------------|
| <b>Zone</b> | 10 Gen. Res. | 11 Inner Res. | 12 Low Density Res. | 13 Rural Living | 14 Envir. Living | 15 Urban Mixed Use | 16 Village | 17 Comm. Purpose | 18 Rec. | 19 Open Space | 20 Local Bus. | 21 Gen. Bus. | 22 Cent. bus. | 23 Comm. | 24 Light Ind. | 25 Gen. Ind. | 26 Rural Res. | 27 Sig. Agric. | 28 Utilities | 29 Envir. Man. | 30 Major Tourism | 31 Port & marine | 32 Part. Purpose Zone 1 | 33 Part. Purpose Zone 2 |
|-------------|--------------|---------------|---------------------|-----------------|------------------|--------------------|------------|------------------|---------|---------------|---------------|--------------|---------------|----------|---------------|--------------|---------------|----------------|--------------|----------------|------------------|------------------|-------------------------|-------------------------|





|                            |   |   |   |   |   |   |   |   |
|----------------------------|---|---|---|---|---|---|---|---|
| Above Awning               | p | p | p | p | p | p | p | p |
| Arcade                     | p | p | p | p | p | p | p | p |
| Awning Fascia              | p | p | p | p | p | p | p | p |
| Banner                     | d | d | d | d | d | d | d | d |
| Below Awning               | p | p | p | p | p | p | p | p |
| Building Site              | p | p | p | p | p | p | p | p |
| Bunting                    | x | x | x | x | x | x | x | x |
| Business Directory         | p | p | p | p | p | p | p | p |
| Cabinet                    | p | p | p | p | p | p | p | p |
| Election                   | p | p | p | p | p | p | p | p |
| Flag                       | p | p | p | p | p | p | p | p |
| Fuel Price                 | d | d | d | p | d | d | d | d |
| Ground base                | p | p | p | p | p | p | p | p |
| Ground Based Panel         | p | p | p | p | p | p | p | p |
| Horizontal Projecting Wall | p | p | p | p | p | p | p | p |
| Inflatable                 | d | d | d | d | d | d | d | d |
| Internal                   | p | p | p | p | p | p | p | p |
| Interpretive               | d | d | d | d | p | d | p | d |

|                                |   |   |   |   |   |   |   |   |
|--------------------------------|---|---|---|---|---|---|---|---|
| Name Plate                     | p | p | p | p | p | p | p | p |
| Newspaper<br>Day Bill          | p | p | p | p | p | p | p | p |
| Open/<br>Closed                | p | p | p | p | p | p | p | p |
| Pole or<br>pylon               | p | p | p | p | p | p | p | p |
| Portable                       | p | p | p | p | p | p | p | p |
| Poster Panel<br>(Bill Board)   | d | d | d | d | d | d | d | d |
| Real Estate                    | p | p | p | p | p | p | p | p |
| Roof                           | p | p | p | p | p | p | p | p |
| Reserve                        | p | p | p | p | p | p | p | p |
| Screen                         | p | p | p | p | p | p | p | p |
| Sky                            | d | d | d | d | d | d | d | d |
| Statutory                      | p | p | p | p | p | p | p | p |
| Street<br>Number               | p | p | p | p | p | p | p | p |
| Sun Blind                      | p | p | p | p | p | p | p | p |
| Temporary                      | p | p | p | p | p | p | p | p |
| Transom                        | p | p | p | p | p | p | p | p |
| Umbrella                       | p | p | p | p | p | p | p | p |
| Vertical<br>projecting<br>Wall | p | p | p | p | p | p | p | p |
| Wall<br>Mural                  | d | d | d | d | d | d | d | d |

|        |   |   |   |   |   |   |   |   |
|--------|---|---|---|---|---|---|---|---|
| Wall   | p | p | p | p | p | p | p | p |
| Window | p | p | p | p | p | p | p | p |

Development Status: p=permitted sign, d=discretionary sign, x=prohibited sign

**General Residential**

| Sign Type                      | Status        | Sign Type                 | Status        |
|--------------------------------|---------------|---------------------------|---------------|
| Above Awning                   | Discretionary | Open/Closed               | Permitted     |
| Arcade                         | Discretionary | Pole or pylon             | Discretionary |
| Awning Fascia                  | Discretionary | Portable                  | Discretionary |
| Banner                         | Prohibited    | Poster Panel (Bill Board) | Prohibited    |
| Below Awning                   | Discretionary | Real Estate               | Permitted     |
| Building Site                  | Permitted     | Roof                      | Discretionary |
| Bunting                        | Prohibited    | Reserve                   | Permitted     |
| Business Directory             | Discretionary | Screen                    | Permitted     |
| Cabinet                        | Discretionary | Sky                       | Prohibited    |
| Election                       | Permitted     | Statutory                 | Permitted     |
| Flag                           | Permitted     | Street Number             | Permitted     |
| Fuel Price                     | Discretionary | Sun Blind                 | Discretionary |
| Ground base                    | Discretionary | Temporary                 | Permitted     |
| Ground Based Panel             | Discretionary | Transom                   | Discretionary |
| Horizontal Projecting Wall     | Discretionary | Umbrella                  | Permitted     |
| Inflatable                     | Discretionary | Vertical projecting Wall  | Discretionary |
| Internal                       | Permitted     | Wall Mural                | Discretionary |
| Interpretive                   | Discretionary | Wall                      | Discretionary |
| Name Plate                     | Permitted     | Window                    | Discretionary |
| Newspaper Day Bill             | Permitted     |                           |               |
| Table continues in next column |               |                           |               |

**Inner Residential**

| Sign Type | Status | Sign Type | Status |
|-----------|--------|-----------|--------|
|-----------|--------|-----------|--------|

|                            |               |                                      |               |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Discretionary | Table continued from previous column |               |
| Arcade                     | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia              | Discretionary | Pole or pylon                        | Discretionary |
| Banner                     | Prohibited    | Portable                             | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board)            | Prohibited    |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Prohibited    | Roof                                 | Discretionary |
| Business Directory         | Discretionary | Reserve                              | Permitted     |
| Cabinet                    | Discretionary | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Prohibited    |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Discretionary | Street Number                        | Permitted     |
| Ground base                | Discretionary | Sun Blind                            | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                              | Discretionary |
| Inflatable                 | Discretionary | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Discretionary |
| Interpretive               | Discretionary | Wall Mural                           | Discretionary |
| Name Plate                 | Permitted     | Wall                                 | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                               | Discretionary |

**Low Density Residential**

| Sign Type    | Status        | Sign Type                            | Status |
|--------------|---------------|--------------------------------------|--------|
| Above Awning | Discretionary | Table continued from previous column |        |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Arcade                     | Discretionary | Open/Closed               | Permitted     |
| Awning Fascia              | Discretionary | Pole or pylon             | Prohibited    |
| Banner                     | Prohibited    | Portable                  | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Discretionary |
| Business Directory         | Discretionary | Reserve                   | Permitted     |
| Cabinet                    | Discretionary | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Prohibited    |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Discretionary | Street Number             | Permitted     |
| Ground base                | Discretionary | Sun Blind                 | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                   | Discretionary |
| Inflatable                 | Prohibited    | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Discretionary |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                    | Discretionary |

### Rural Living

| Sign Type    | Status        | Sign Type                            | Status    |
|--------------|---------------|--------------------------------------|-----------|
| Above Awning | Discretionary | Table continued from previous column |           |
| Arcade       | Discretionary | Open/Closed                          | Permitted |



|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Awning Fascia              | Discretionary | Pole or pylon             | Prohibited    |
| Banner                     | Prohibited    | Portable                  | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Discretionary |
| Business Directory         | Discretionary | Reserve                   | Permitted     |
| Cabinet                    | Discretionary | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Prohibited    |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Discretionary | Street Number             | Permitted     |
| Ground base                | Discretionary | Sun Blind                 | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                   | Discretionary |
| Inflatable                 | Prohibited    | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Discretionary |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                    | Discretionary |

### Environmental Living

| Sign Type     | Status        | Sign Type                            | Status     |
|---------------|---------------|--------------------------------------|------------|
| Above Awning  | Discretionary | Table continued from previous column |            |
| Arcade        | Discretionary | Open/Closed                          | Permitted  |
| Awning Fascia | Discretionary | Pole or pylon                        | Prohibited |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Banner                     | Prohibited    | Portable                  | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Discretionary |
| Business Directory         | Discretionary | Reserve                   | Permitted     |
| Cabinet                    | Discretionary | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Prohibited    |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Discretionary | Street Number             | Permitted     |
| Ground base                | Discretionary | Sun Blind                 | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                   | Discretionary |
| Inflatable                 | Prohibited    | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Discretionary |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                    | Discretionary |

### Urban Mixed Use

| Sign Type     | Status        | Sign Type                            | Status    |
|---------------|---------------|--------------------------------------|-----------|
| Above Awning  | Discretionary | Table continued from previous column |           |
| Arcade        | Permitted     | Open/Closed                          | Permitted |
| Awning Fascia | Discretionary | Pole or pylon                        | Permitted |
| Banner        | Discretionary | Portable                             | Permitted |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Below Awning               | Permitted     | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Discretionary | Roof                      | Discretionary |
| Business Directory         | Permitted     | Reserve                   | Permitted     |
| Cabinet                    | Permitted     | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Prohibited    |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Permitted     | Street Number             | Permitted     |
| Ground base                | Permitted     | Sun Blind                 | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                   | Permitted     |
| Inflatable                 | Discretionary | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Discretionary |
| Interpretive               | Discretionary | Wall Mural                | Permitted     |
| Name Plate                 | Permitted     | Wall                      | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                    | Permitted     |

### Village

| Sign Type     | Status        | Sign Type                            | Status        |
|---------------|---------------|--------------------------------------|---------------|
| Above Awning  | Discretionary | Table continued from previous column |               |
| Arcade        | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia | Discretionary | Pole or pylon                        | Permitted     |
| Banner        | Discretionary | Portable                             | Permitted     |
| Below Awning  | Permitted     | Poster Panel (Bill Board)            | Discretionary |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Building Site              | Permitted     | Real Estate              | Permitted     |
| Bunting                    | Discretionary | Roof                     | Discretionary |
| Business Directory         | Permitted     | Reserve                  | Permitted     |
| Cabinet                    | Permitted     | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Prohibited    |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Permitted     | Street Number            | Permitted     |
| Ground base                | Permitted     | Sun Blind                | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted     |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Discretionary |
| Interpretive               | Discretionary | Wall Mural               | Permitted     |
| Name Plate                 | Permitted     | Wall                     | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted     |

### Community Purpose

| Sign Type     | Status        | Sign Type                            | Status        |
|---------------|---------------|--------------------------------------|---------------|
| Above Awning  | Discretionary | Table continued from previous column |               |
| Arcade        | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia | Discretionary | Pole or pylon                        | Discretionary |
| Banner        | Discretionary | Portable                             | Permitted     |
| Below Awning  | Discretionary | Poster Panel (Bill Board)            | Discretionary |
| Building Site | Permitted     | Real Estate                          | Permitted     |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Bunting                    | Prohibited    | Roof                     | Prohibited    |
| Business Directory         | Discretionary | Reserve                  | Permitted     |
| Cabinet                    | Discretionary | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Prohibited    |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Prohibited    | Street Number            | Permitted     |
| Ground base                | Prohibited    | Sun Blind                | Prohibited    |
| Ground Based Panel         | Prohibited    | Temporary                | Permitted     |
| Horizontal Projecting Wall | Prohibited    | Transom                  | Discretionary |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Prohibited    |
| Interpretive               | Permitted     | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                   | Discretionary |

## Recreation

| Sign Type     | Status        | Sign Type                            | Status        |
|---------------|---------------|--------------------------------------|---------------|
| Above Awning  | Discretionary | Table continued from previous column |               |
| Arcade        | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia | Discretionary | Pole or pylon                        | Discretionary |
| Banner        | Discretionary | Portable                             | Permitted     |
| Below Awning  | Discretionary | Poster Panel (Bill Board)            | Discretionary |
| Building Site | Permitted     | Real Estate                          | Permitted     |
| Bunting       | Prohibited    | Roof                                 | Prohibited    |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Business Directory         | Discretionary | Reserve                  | Permitted     |
| Cabinet                    | Discretionary | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Prohibited    |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Prohibited    | Street Number            | Permitted     |
| Ground base                | Prohibited    | Sun Blind                | Prohibited    |
| Ground Based Panel         | Prohibited    | Temporary                | Permitted     |
| Horizontal Projecting Wall | Prohibited    | Transom                  | Discretionary |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Prohibited    |
| Interpretive               | Permitted     | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                   | Discretionary |

### Open Space

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Discretionary | Table continued from previous column |               |
| Arcade             | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia      | Discretionary | Pole or pylon                        | Discretionary |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Discretionary | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Prohibited    | Roof                                 | Prohibited    |
| Business Directory | Discretionary | Reserve                              | Permitted     |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Cabinet                    | Discretionary | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Prohibited    |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Prohibited    | Street Number            | Permitted     |
| Ground base                | Prohibited    | Sun Blind                | Prohibited    |
| Ground Based Panel         | Prohibited    | Temporary                | Permitted     |
| Horizontal Projecting Wall | Prohibited    | Transom                  | Discretionary |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Prohibited    |
| Interpretive               | Permitted     | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Discretionary |
| Newspaper Day Bill         | Permitted     | Window                   | Discretionary |

### Local Business

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Discretionary | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Discretionary | Pole or pylon                        | Discretionary |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Discretionary | Roof                                 | Discretionary |
| Business Directory | Permitted     | Reserve                              | Permitted     |
| Cabinet            | Permitted     | Screen                               | Permitted     |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Election                   | Permitted     | Sky                      | Prohibited    |
| Flag                       | Discretionary | Statutory                | Permitted     |
| Fuel Price                 | Permitted     | Street Number            | Permitted     |
| Ground base                | Permitted     | Sun Blind                | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                  | Permitted     |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Discretionary |
| Interpretive               | Discretionary | Wall Mural               | Permitted     |
| Name Plate                 | Permitted     | Wall                     | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted     |

### General Business

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Permitted     | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Permitted     | Pole or pylon                        | Permitted     |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Discretionary | Roof                                 | Permitted     |
| Business Directory | Permitted     | Reserve                              | Permitted     |
| Cabinet            | Permitted     | Screen                               | Permitted     |
| Election           | Permitted     | Sky                                  | Discretionary |



|                            |               |                          |           |
|----------------------------|---------------|--------------------------|-----------|
| Flag                       | Permitted     | Statutory                | Permitted |
| Fuel Price                 | Permitted     | Street Number            | Permitted |
| Ground base                | Permitted     | Sun Blind                | Permitted |
| Ground Based Panel         | Permitted     | Temporary                | Permitted |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted |
| Inflatable                 | Permitted     | Umbrella                 | Permitted |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted |
| Interpretive               | Discretionary | Wall Mural               | Permitted |
| Name Plate                 | Permitted     | Wall                     | Permitted |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted |

### Central Business

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Permitted     | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Permitted     | Pole or pylon                        | Permitted     |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Discretionary | Roof                                 | Permitted     |
| Business Directory | Permitted     | Reserve                              | Permitted     |
| Cabinet            | Permitted     | Screen                               | Permitted     |
| Election           | Permitted     | Sky                                  | Discretionary |
| Flag               | Permitted     | Statutory                            | Permitted     |

|                            |               |                          |           |
|----------------------------|---------------|--------------------------|-----------|
| Fuel Price                 | Permitted     | Street Number            | Permitted |
| Ground base                | Permitted     | Sun Blind                | Permitted |
| Ground Based Panel         | Discretionary | Temporary                | Permitted |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted |
| Inflatable                 | Permitted     | Umbrella                 | Permitted |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted |
| Interpretive               | Discretionary | Wall Mural               | Permitted |
| Name Plate                 | Permitted     | Wall                     | Permitted |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted |

### Commercial

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Permitted     | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Permitted     | Pole or pylon                        | Permitted     |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Discretionary | Roof                                 | Permitted     |
| Business Directory | Permitted     | Reserve                              | Permitted     |
| Cabinet            | Permitted     | Screen                               | Permitted     |
| Election           | Permitted     | Sky                                  | Discretionary |
| Flag               | Permitted     | Statutory                            | Permitted     |
| Fuel Price         | Permitted     | Street Number                        | Permitted     |

|                            |               |                          |           |
|----------------------------|---------------|--------------------------|-----------|
| Ground base                | Permitted     | Sun Blind                | Permitted |
| Ground Based Panel         | Permitted     | Temporary                | Permitted |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted |
| Inflatable                 | Permitted     | Umbrella                 | Permitted |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted |
| Interpretive               | Discretionary | Wall Mural               | Permitted |
| Name Plate                 | Permitted     | Wall                     | Permitted |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted |

### Light Industrial

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Permitted     | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Permitted     | Pole or pylon                        | Permitted     |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Permitted     | Roof                                 | Discretionary |
| Business Directory | Permitted     | Reserve                              | Permitted     |
| Cabinet            | Permitted     | Screen                               | Permitted     |
| Election           | Permitted     | Sky                                  | Discretionary |
| Flag               | Permitted     | Statutory                            | Permitted     |
| Fuel Price         | Permitted     | Street Number                        | Permitted     |
| Ground base        | Permitted     | Sun Blind                            | Permitted     |

|                            |               |                          |           |
|----------------------------|---------------|--------------------------|-----------|
| Ground Based Panel         | Permitted     | Temporary                | Permitted |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted |
| Inflatable                 | Permitted     | Umbrella                 | Permitted |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted |
| Interpretive               | Discretionary | Wall Mural               | Permitted |
| Name Plate                 | Permitted     | Wall                     | Permitted |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted |

### General Industrial

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Permitted     | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Permitted     | Pole or pylon                        | Permitted     |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Discretionary | Roof                                 | Discretionary |
| Business Directory | Permitted     | Reserve                              | Permitted     |
| Cabinet            | Permitted     | Screen                               | Permitted     |
| Election           | Permitted     | Sky                                  | Discretionary |
| Flag               | Permitted     | Statutory                            | Permitted     |
| Fuel Price         | Permitted     | Street Number                        | Permitted     |
| Ground base        | Permitted     | Sun Blind                            | Permitted     |
| Ground Based Panel | Permitted     | Temporary                            | Permitted     |

|                            |               |                          |           |
|----------------------------|---------------|--------------------------|-----------|
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted |
| Inflatable                 | Permitted     | Umbrella                 | Permitted |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted |
| Interpretive               | Discretionary | Wall Mural               | Permitted |
| Name Plate                 | Permitted     | Wall                     | Permitted |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted |

### Rural Resource

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Discretionary | Table continued from previous column |               |
| Arcade                     | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia              | Discretionary | Pole or pylon                        | Prohibited    |
| Banner                     | Prohibited    | Portable                             | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board)            | Discretionary |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Prohibited    | Roof                                 | Discretionary |
| Business Directory         | Discretionary | Reserve                              | Permitted     |
| Cabinet                    | Discretionary | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Prohibited    |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Discretionary | Street Number                        | Permitted     |
| Ground base                | Discretionary | Sun Blind                            | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                              | Discretionary |

|                    |               |                          |               |
|--------------------|---------------|--------------------------|---------------|
| Inflatable         | Discretionary | Umbrella                 | Permitted     |
| Internal           | Permitted     | Vertical projecting Wall | Discretionary |
| Interpretive       | Discretionary | Wall Mural               | Discretionary |
| Name Plate         | Permitted     | Wall                     | Discretionary |
| Newspaper Day Bill | Permitted     | Window                   | Discretionary |

### Significant Agriculture

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Discretionary | Table continued from previous column |               |
| Arcade                     | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia              | Discretionary | Pole or pylon                        | Prohibited    |
| Banner                     | Prohibited    | Portable                             | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board)            | Discretionary |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Prohibited    | Roof                                 | Discretionary |
| Business Directory         | Discretionary | Reserve                              | Permitted     |
| Cabinet                    | Discretionary | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Prohibited    |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Discretionary | Street Number                        | Permitted     |
| Ground base                | Discretionary | Sun Blind                            | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                              | Discretionary |
| Inflatable                 | Prohibited    | Umbrella                             | Permitted     |

|                    |               |                          |               |
|--------------------|---------------|--------------------------|---------------|
| Internal           | Permitted     | Vertical projecting Wall | Discretionary |
| Interpretive       | Discretionary | Wall Mural               | Discretionary |
| Name Plate         | Permitted     | Wall                     | Discretionary |
| Newspaper Day Bill | Permitted     | Window                   | Discretionary |

### Utilities

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Discretionary | Table continued from previous column |               |
| Arcade                     | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia              | Discretionary | Pole or pylon                        | Discretionary |
| Banner                     | Discretionary | Portable                             | Permitted     |
| Below Awning               | Discretionary | Poster Panel (Bill Board)            | Prohibited    |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Prohibited    | Roof                                 | Discretionary |
| Business Directory         | Discretionary | Reserve                              | Permitted     |
| Cabinet                    | Discretionary | Screen                               | Permitted     |
| Election                   | Prohibited    | Sky                                  | Prohibited    |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Prohibited    | Street Number                        | Permitted     |
| Ground base                | Discretionary | Sun Blind                            | Discretionary |
| Ground Based Panel         | Discretionary | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                              | Discretionary |
| Inflatable                 | Discretionary | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Discretionary |

|                    |           |            |               |
|--------------------|-----------|------------|---------------|
| Interpretive       | Permitted | Wall Mural | Discretionary |
| Name Plate         | Permitted | Wall       | Discretionary |
| Newspaper Day Bill | Permitted | Window     | Discretionary |

### Environmental Management

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Discretionary | Table continued from previous column |               |
| Arcade                     | Discretionary | Open/Closed                          | Permitted     |
| Awning Fascia              | Prohibited    | Pole or pylon                        | Discretionary |
| Banner                     | Prohibited    | Portable                             | Discretionary |
| Below Awning               | Discretionary | Poster Panel (Bill Board)            | Prohibited    |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Prohibited    | Roof                                 | Prohibited    |
| Business Directory         | Discretionary | Reserve                              | Permitted     |
| Cabinet                    | Discretionary | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Prohibited    |
| Flag                       | Discretionary | Statutory                            | Permitted     |
| Fuel Price                 | Prohibited    | Street Number                        | Permitted     |
| Ground base                | Discretionary | Sun Blind                            | Discretionary |
| Ground Based Panel         | Prohibited    | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Discretionary | Transom                              | Discretionary |
| Inflatable                 | Prohibited    | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Discretionary |
| Interpretive               | Discretionary | Wall Mural                           | Discretionary |



|                    |               |        |               |
|--------------------|---------------|--------|---------------|
| Name Plate         | Discretionary | Wall   | Discretionary |
| Newspaper Day Bill | Permitted     | Window | Discretionary |

### Major Tourism

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Permitted     | Table continued from previous column |               |
| Arcade                     | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia              | Permitted     | Pole or pylon                        | Permitted     |
| Banner                     | Discretionary | Portable                             | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Discretionary | Roof                                 | Permitted     |
| Business Directory         | Permitted     | Reserve                              | Permitted     |
| Cabinet                    | Permitted     | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Discretionary |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Permitted     | Street Number                        | Permitted     |
| Ground base                | Permitted     | Sun Blind                            | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                              | Permitted     |
| Inflatable                 | Discretionary | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Permitted     |
| Interpretive               | Discretionary | Wall Mural                           | Permitted     |
| Name Plate                 | Permitted     | Wall                                 | Permitted     |

|                    |           |        |           |
|--------------------|-----------|--------|-----------|
| Newspaper Day Bill | Permitted | Window | Permitted |
|--------------------|-----------|--------|-----------|

### Port and Marine

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Permitted     | Table continued from previous column |               |
| Arcade                     | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia              | Permitted     | Pole or pylon                        | Permitted     |
| Banner                     | Discretionary | Portable                             | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Discretionary | Roof                                 | Permitted     |
| Business Directory         | Permitted     | Reserve                              | Permitted     |
| Cabinet                    | Permitted     | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Discretionary |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Permitted     | Street Number                        | Permitted     |
| Ground base                | Permitted     | Sun Blind                            | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                              | Permitted     |
| Inflatable                 | Discretionary | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Permitted     |
| Interpretive               | Discretionary | Wall Mural                           | Permitted     |
| Name Plate                 | Permitted     | Wall                                 | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                               | Permitted     |

### Particular Purpose Zone 1

| Sign Type                  | Status        | Sign Type                            | Status        |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Permitted     | Table continued from previous column |               |
| Arcade                     | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia              | Permitted     | Pole or pylon                        | Permitted     |
| Banner                     | Discretionary | Portable                             | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site              | Permitted     | Real Estate                          | Discretionary |
| Bunting                    | Discretionary | Roof                                 | Permitted     |
| Business Directory         | Permitted     | Reserve                              | Permitted     |
| Cabinet                    | Permitted     | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Discretionary |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Permitted     | Street Number                        | Permitted     |
| Ground base                | Permitted     | Sun Blind                            | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                              | Permitted     |
| Inflatable                 | Discretionary | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Permitted     |
| Interpretive               | Discretionary | Wall Mural                           | Discretionary |
| Name Plate                 | Permitted     | Wall                                 | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                               | Permitted     |

**Particular Purpose Zone 2**

| Sign Type | Status | Sign Type | Status |
|-----------|--------|-----------|--------|
|-----------|--------|-----------|--------|

|                            |               |                                      |               |
|----------------------------|---------------|--------------------------------------|---------------|
| Above Awning               | Permitted     | Table continued from previous column |               |
| Arcade                     | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia              | Permitted     | Pole or pylon                        | Permitted     |
| Banner                     | Discretionary | Portable                             | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site              | Permitted     | Real Estate                          | Permitted     |
| Bunting                    | Discretionary | Roof                                 | Permitted     |
| Business Directory         | Permitted     | Reserve                              | Permitted     |
| Cabinet                    | Permitted     | Screen                               | Permitted     |
| Election                   | Permitted     | Sky                                  | Discretionary |
| Flag                       | Permitted     | Statutory                            | Permitted     |
| Fuel Price                 | Permitted     | Street Number                        | Permitted     |
| Ground base                | Permitted     | Sun Blind                            | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                            | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                              | Permitted     |
| Inflatable                 | Discretionary | Umbrella                             | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall             | Permitted     |
| Interpretive               | Discretionary | Wall Mural                           | Discretionary |
| Name Plate                 | Permitted     | Wall                                 | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                               | Permitted     |

### Particular Purpose Zone 3

| Sign Type    | Status    | Sign Type                            | Status |
|--------------|-----------|--------------------------------------|--------|
| Above Awning | Permitted | Table continued from previous column |        |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Arcade                     | Permitted     | Open/Closed               | Permitted     |
| Awning Fascia              | Permitted     | Pole or pylon             | Permitted     |
| Banner                     | Discretionary | Portable                  | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Permitted     |
| Business Directory         | Permitted     | Reserve                   | Permitted     |
| Cabinet                    | Permitted     | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Discretionary |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Discretionary | Street Number             | Permitted     |
| Ground base                | Permitted     | Sun Blind                 | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                   | Permitted     |
| Inflatable                 | Discretionary | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Permitted     |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                    | Permitted     |

**Particular Purpose Zone 4**

| Sign Type    | Status    | Sign Type                            | Status    |
|--------------|-----------|--------------------------------------|-----------|
| Above Awning | Permitted | Table continued from previous column |           |
| Arcade       | Permitted | Open/Closed                          | Permitted |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Awning Fascia              | Permitted     | Pole or pylon             | Permitted     |
| Banner                     | Discretionary | Portable                  | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Permitted     |
| Business Directory         | Permitted     | Reserve                   | Permitted     |
| Cabinet                    | Permitted     | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Discretionary |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Discretionary | Street Number             | Permitted     |
| Ground base                | Permitted     | Sun Blind                 | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                   | Permitted     |
| Inflatable                 | Discretionary | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Permitted     |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                    | Permitted     |

**Particular Purpose Zone 5**

| Sign Type     | Status    | Sign Type                            | Status    |
|---------------|-----------|--------------------------------------|-----------|
| Above Awning  | Permitted | Table continued from previous column |           |
| Arcade        | Permitted | Open/Closed                          | Permitted |
| Awning Fascia | Permitted | Pole or pylon                        | Permitted |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Banner                     | Discretionary | Portable                  | Permitted     |
| Below Awning               | Permitted     | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Permitted     |
| Business Directory         | Permitted     | Reserve                   | Permitted     |
| Cabinet                    | Permitted     | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Discretionary |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Discretionary | Street Number             | Permitted     |
| Ground base                | Permitted     | Sun Blind                 | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                   | Permitted     |
| Inflatable                 | Discretionary | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Permitted     |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                    | Permitted     |

### Particular Purpose Zone 6

| Sign Type     | Status        | Sign Type                            | Status    |
|---------------|---------------|--------------------------------------|-----------|
| Above Awning  | Permitted     | Table continued from previous column |           |
| Arcade        | Permitted     | Open/Closed                          | Permitted |
| Awning Fascia | Permitted     | Pole or pylon                        | Permitted |
| Banner        | Discretionary | Portable                             | Permitted |

|                            |               |                           |               |
|----------------------------|---------------|---------------------------|---------------|
| Below Awning               | Permitted     | Poster Panel (Bill Board) | Discretionary |
| Building Site              | Permitted     | Real Estate               | Permitted     |
| Bunting                    | Prohibited    | Roof                      | Permitted     |
| Business Directory         | Permitted     | Reserve                   | Permitted     |
| Cabinet                    | Permitted     | Screen                    | Permitted     |
| Election                   | Permitted     | Sky                       | Discretionary |
| Flag                       | Permitted     | Statutory                 | Permitted     |
| Fuel Price                 | Permitted     | Street Number             | Permitted     |
| Ground base                | Permitted     | Sun Blind                 | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                 | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                   | Permitted     |
| Inflatable                 | Discretionary | Umbrella                  | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall  | Permitted     |
| Interpretive               | Discretionary | Wall Mural                | Discretionary |
| Name Plate                 | Permitted     | Wall                      | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                    | Permitted     |

### Particular Purpose Zone 7

| Sign Type     | Status        | Sign Type                            | Status        |
|---------------|---------------|--------------------------------------|---------------|
| Above Awning  | Permitted     | Table continued from previous column |               |
| Arcade        | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia | Permitted     | Pole or pylon                        | Permitted     |
| Banner        | Discretionary | Portable                             | Permitted     |
| Below Awning  | Permitted     | Poster Panel (Bill Board)            | Discretionary |



|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Building Site              | Permitted     | Real Estate              | Permitted     |
| Bunting                    | Prohibited    | Roof                     | Permitted     |
| Business Directory         | Permitted     | Reserve                  | Permitted     |
| Cabinet                    | Permitted     | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Discretionary |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Discretionary | Street Number            | Permitted     |
| Ground base                | Permitted     | Sun Blind                | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted     |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted     |
| Interpretive               | Permitted     | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted     |

### Particular Purpose Zone 8

| Sign Type     | Status        | Sign Type                            | Status        |
|---------------|---------------|--------------------------------------|---------------|
| Above Awning  | Permitted     | Table continued from previous column |               |
| Arcade        | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia | Permitted     | Pole or pylon                        | Permitted     |
| Banner        | Discretionary | Portable                             | Permitted     |
| Below Awning  | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site | Permitted     | Real Estate                          | Permitted     |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Bunting                    | Prohibited    | Roof                     | Permitted     |
| Business Directory         | Permitted     | Reserve                  | Permitted     |
| Cabinet                    | Permitted     | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Discretionary |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Discretionary | Street Number            | Permitted     |
| Ground base                | Permitted     | Sun Blind                | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted     |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted     |
| Interpretive               | Discretionary | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted     |

### Particular Purpose Zone 9

| Sign Type     | Status        | Sign Type                            | Status        |
|---------------|---------------|--------------------------------------|---------------|
| Above Awning  | Permitted     | Table continued from previous column |               |
| Arcade        | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia | Permitted     | Pole or pylon                        | Permitted     |
| Banner        | Discretionary | Portable                             | Permitted     |
| Below Awning  | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site | Permitted     | Real Estate                          | Permitted     |
| Bunting       | Prohibited    | Roof                                 | Permitted     |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Business Directory         | Permitted     | Reserve                  | Permitted     |
| Cabinet                    | Permitted     | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Discretionary |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Discretionary | Street Number            | Permitted     |
| Ground base                | Permitted     | Sun Blind                | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted     |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted     |
| Interpretive               | Permitted     | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted     |

**Particular Purpose Zone 10**

| Sign Type          | Status        | Sign Type                            | Status        |
|--------------------|---------------|--------------------------------------|---------------|
| Above Awning       | Permitted     | Table continued from previous column |               |
| Arcade             | Permitted     | Open/Closed                          | Permitted     |
| Awning Fascia      | Permitted     | Pole or pylon                        | Permitted     |
| Banner             | Discretionary | Portable                             | Permitted     |
| Below Awning       | Permitted     | Poster Panel (Bill Board)            | Discretionary |
| Building Site      | Permitted     | Real Estate                          | Permitted     |
| Bunting            | Prohibited    | Roof                                 | Permitted     |
| Business Directory | Permitted     | Reserve                              | Permitted     |

|                            |               |                          |               |
|----------------------------|---------------|--------------------------|---------------|
| Cabinet                    | Permitted     | Screen                   | Permitted     |
| Election                   | Permitted     | Sky                      | Discretionary |
| Flag                       | Permitted     | Statutory                | Permitted     |
| Fuel Price                 | Discretionary | Street Number            | Permitted     |
| Ground base                | Permitted     | Sun Blind                | Permitted     |
| Ground Based Panel         | Permitted     | Temporary                | Permitted     |
| Horizontal Projecting Wall | Permitted     | Transom                  | Permitted     |
| Inflatable                 | Discretionary | Umbrella                 | Permitted     |
| Internal                   | Permitted     | Vertical projecting Wall | Permitted     |
| Interpretive               | Discretionary | Wall Mural               | Discretionary |
| Name Plate                 | Permitted     | Wall                     | Permitted     |
| Newspaper Day Bill         | Permitted     | Window                   | Permitted     |

## E18.0 Wind and Solar Energy Code

### E18.1 Purpose

E18.1.1 The purpose of this provision is to:

- (a) facilitate the establishment of small to medium scale renewable energy generation facilities using wind turbines and solar panels;
- (b) maximise efficient generation and supply of electricity by wind turbines or solar panels;
- (c) minimise adverse impacts to natural, rural or built landscapes whilst accepting that wind turbines have particular location and design needs for their efficient operation that may require siting in visually prominent landscapes;
- (d) avoid unreasonable impacts on residential amenity.

### E18.2 Application

- E18.2.1
- (a) This code applies to development for the purpose of electricity generation by wind turbines or solar panels including associated buildings and works.
  - (b) This code does not apply to development for the purpose of electricity generation by wind turbines or solar panels that are regulated as Level 2 or Level 3 activity under the *Environmental Management and Pollution Control Act 1994*.

(c) This code does not apply to use.

### E18.3 Definition of Terms

E18.3.1 In this code, unless the contrary intention appears:

|                          |   |
|--------------------------|---|
| urban zones              | means the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Urban Mixed Use Zone, Village Zone, Community Purpose Zone, Recreation Zone, Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone, Light Industrial Zone, General Industrial Zone, Port and Marine Zone and any Particular Purpose Zone. |
| non-urban zones          | means the Environmental Living Zone, Open Space Zone, Rural Resource Zone, Significant Agriculture Zone, Environmental Management, Major Tourism Zone and Utilities Zone.   |
| visual impact assessment | means a report from a suitably qualified person that considers the impact of the proposed development on the landscape and may include measures to avoid, mitigate or minimise impacts.   |

### E18.4 Development Exempt from this Code

E18.4.1 No development is exempt from this code.

### E18.5 Application Requirements

E18.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide the following information to determine compliance with development standards:

- (a) a visual impact assessment;
- (b) an assessment, by a suitably qualified person, on potential electrical or communications interference;
- (c) an assessment, by a suitably qualified person, on the duration and intensity of noise, shadow flicker, reflection or blade glint impacting on any sensitive use on adjacent land.

### E18.6 Use Standards

There are no use standards in this Code.

### E18.7 Development Standards for Wind Turbines

E18.7.1 Design and Siting of Free-Standing Wind Turbines in urban zones

|  |
|--|
| Objective:   |
| To manage the visual impact of wind turbines in urban zones. |

| Acceptable Solutions   | Performance Criteria  |
|--|---|
| <p><b>A1</b></p> <p>The height of a free-standing wind turbine above natural ground level, measured to either the top of a pole or tower for a horizontal blade system or the highest point of a vertical blade system, must be no more than the height specified for acceptable solutions in Table E18.2 for the applicable zone.</p> | <p><b>P1</b></p> <p>The height of a free-standing wind turbine must be no more than the height specified for performance criteria in Table E18.2 for the applicable zone, and must be designed and sited to minimise change to the landscape or streetscape having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the compatibility of the height with other buildings and structures within 100 m;</li> <li>(b) the impact on significant views from public land;</li> <li>(c) uniformity of colour, size and shape if multiple wind turbines.</li> </ul> |

#### E18.7.2 Design and Siting of Free-Standing Wind Turbines in non-urban zones

| Objective:   |   |
|--|---|
| To manage the visual impact of wind turbines in non-urban zones.   |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>The design and siting of a free-standing wind turbine must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) use existing infrastructure;</li> <li>(b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness;</li> <li>(c) not: <ul style="list-style-type: none"> <li>(i) be located on skylines that can be seen in silhouette;</li> <li>(ii) be aligned diagonally to the principal slope of a hill;</li> <li>(iii) cross at a low point of a saddle between hills;</li> <li>(iv) be located around the base of a hill;</li> </ul> </li> </ul> | <p><b>P1</b></p> <p>The design and siting of a free-standing wind turbine must ensure any detrimental impact upon visual amenity is minimised by:</p> <ul style="list-style-type: none"> <li>(a) reducing the prominence of the structure; and</li> <li>(b) protecting important public views such as vistas to significant public buildings, streetscapes and heritage areas.</li> </ul> |

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>(v) be along the edge of an existing clearing;</li> <li>(vi) be artificially lit unless required for air navigation safety;</li> <li>(vii) be used for signage purposes, other than necessary warning and equipment information,</li> <li>(d) be setback to a front, side or rear boundary less than the applicable setback for the zone;</li> <li>(e) screen equipment housing and other visually intrusive infrastructure from public view.</li> </ul> |   |
| <p><b>A2</b></p> <p>The height of a free-standing wind turbine above natural ground level, measured to either the top of a pole or tower for a horizontal blade system or the highest point of a vertical blade system, must be no more than the height specified for acceptable solutions in Table E18.2 for the applicable zone.</p>  | <p><b>P2</b></p> <p>The height of a free-standing wind turbine must be no more than the height specified for performance criteria in Table E18.2 for the applicable zone and must be designed and sited to minimise change to the surrounding natural or rural setting and existing views having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the extent to which topography or vegetation minimises change to short or medium range views from public roads, public land, sensitive uses and public or private tourism facilities;</li> <li>(b) the impact on topographical features such as the coastline, watercourses, ridgelines, skylines and hillsides;</li> <li>(c) the extent of undergrounding of incidental works such as powerlines;</li> <li>(d) uniformity of colour, size and shape if multiple wind turbines;</li> <li>(e) the distance to public land used for formal or informal recreation and settlements;</li> <li>(f) the regular spacing of multiple wind turbines if in open or flat landscapes or farmed landscapes;</li> </ul> |

|  |   |
|--|---|
|  | (g) the irregular spacing of multiple wind turbines if in areas of varied topography and vegetation distribution. |
|--|---|

### E18.7.3 Separation from Sensitive Use

| Objective:  |  |
|---|--|
| To manage potential impacts on a sensitive use.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>A wind turbine must be separated from a sensitive use in accordance with Table E18.1.</p> | <p><b>P1</b></p> <p>A wind turbine must not cause unreasonable impact on the residential amenity of a nearby sensitive use and must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) no more than 30 hours of shadow flicker in a 12 month period;</li> <li>(b) no unreasonable reflection or blade glint impacts;</li> <li>(c) no unreasonable noise;</li> <li>(d) no unreasonable electrical or communications interference;</li> <li>(e) no excessive overshadowing.</li> </ul> |

### E18.7.4 Efficiency of Roof Top Mounted Wind Turbines

| Objective:   |  |
|--|--|
| To ensure that roof top mounted wind turbines can operate efficiently. |  |
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>No acceptable solution.</p>                        | <p><b>P1</b></p> <p>Roof top mounted wind turbines must demonstrate that their potential operational efficiency will not be significantly reduced by surrounding buildings and topography.</p> |

### E18.7.5 Birdstrike Risk Reduction

|            |
|------------|
| Objective: |
|------------|



| To minimise impact to native bird and bat species.   |   |
|--|---|
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Buildings and works must comply with one of the following:</p> <p>(a) not exceed the applicable maximum height specified for the acceptable solution in Table E18.2;</p> <p>(b) be separated from the following features by no less than 100m:</p> <p>(i) any land within the biodiversity overlay with a High Priority Biodiversity Values or Medium Priority Biodiversity Values;</p> <p>(ii) the high water mark;</p> <p>(iii) a wetland.</p> | <p><b>P1</b></p> <p>Buildings and works must minimise significant risk of collision with native bird and bat species.</p> |

## E18.8 Development Standards for Solar Panels

| Objective:  |  |
|---|--|
| To ensure that the design and siting of ground mounted solar panels protects residential amenity and has minimal effect to any natural, rural or built setting. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>The height above natural ground level is no more than 3 m.</p>  | <p><b>P1</b></p> <p>The height above natural ground level must not exceed the permitted building height in the zone by and must satisfy all of the following:</p> <p>(a) be reasonably screened from public spaces by topography, fencing, vegetation or buildings;</p> <p>(b) not unreasonably overshadow adjoining land.</p> |
| <p><b>A2</b></p> <p>The total area is no more than 30m<sup>2</sup>.</p>   | <p><b>P2</b></p>   |

|  |   |
|--|---|
|  | <p>The area size must not cause an unreasonable impact on visual amenity, and must satisfy all of the following:</p> <p>(a) be screened from public spaces by topography, vegetation fencing or existing buildings;</p> <p>(b) not cause excessive glare or reflectivity outside of the site.</p> |
|--|---|

Table E18.1 Distance from a Sensitive Use

| <b>Scale and Capacity</b>                                      | <b>Minimum distance to a sensitive use</b> |
|--|--|
| Wind energy facility with less than 250kW combined output      |  |
| (a) Single generator with less than 10kW individual capacity   | 60m  |
| (b) Single generator with more than 10kW individual capacity   | 250m                                       |
| (c) 2 – 4 generators regardless of individual capacity         | 350m                                       |
| (d) 5 or more generators regardless of individual capacity     | 1000m                                      |
| Wind energy facility with more than 250kW combined output      |  |
| (a) Single generator with less than 1000kW individual capacity | 500m                                       |
| (b) Single generator with more than 1000kW individual capacity | 1000m                                      |
| (c) 2 or more generators regardless of individual capacity     | 1000m                                      |

Table E18.2 Height of Free-Standing Wind Turbines in Zones

| <b>Zone</b>                  | <b>Maximum height for relevant acceptable solution</b> | <b>Maximum height for relevant performance criteria</b> |
|------------------------------|--|---|
| General Residential Zone     | 12m  | 20m   |
| Inner Residential Zone       | 12m  | 20m   |
| Low Density Residential Zone | 12m  | 20m   |
| Rural Living Zone            | 12m  | 20m   |

|                               |     |                   |
|-------------------------------|-----|-------------------|
| Environmental Living Zone     | 12m | 20m               |
| Urban Mixed Use Zone          | 12m | 20m               |
| Village Zone                  | 12m | 20m               |
| Community Purpose Zone        | 12m | 20m               |
| Recreation Zone               | 12m | 20m               |
| Open Space Zone               | 12m | 25m               |
| Local Business Zone           | 12m | 20m               |
| General Business Zone         | 15m | 25m               |
| Central Business Zone         | 15m | 25m               |
| Commercial Zone               | 15m | No maximum height |
| Light Industrial Zone         | 20m | No maximum height |
| General Industrial Zone       | 25m | No maximum height |
| Rural Resource Zone           | 25m | No maximum height |
| Significant Agricultural Zone | 25m | No maximum height |
| Utilities Zone                | 25m | No maximum height |
| Environmental Management Zone | 12m | No maximum height |
| Major Tourism Zone            | 12m | 20m               |
| Port and Marine Zone          | 25m | No maximum height |
| A Particular Purpose Zone     | 12m | 20m               |

## **E19.0 Telecommunications Code**

### **E19.1 Purpose**

E19.1.1 The purpose of this provision is to:

- (a) facilitate equitable provision and access to high-speed broadband and telecommunication networks as services essential for the prosperity, security and welfare of the community;
- (b) encourage new telecommunication and digital facilities to form part of a local or regional telecommunications network for all carriers;

- (c) encourage shared use and co-location of facilities to minimise the number of towers within the municipal area;
- (d) minimise likely adverse impact of communication systems on community health and safety;
- (e) minimise adverse visual impact of towers and antennae.

## E19.2 Application

E19.2.1 This code applies to development for telecommunication facilities.  
This code does not apply to use.

## E19.3 Definition of Terms

E19.3.1 In this code, unless the contrary intention appears;

|                                     |   |
|-------------------------------------|---|
| areas of environmental significance | means as defined in the Telecommunications (Low-impact Facilities) Determination 1997.  |
| line                                | means a wire, cable, optical fibre, tube, conduit, waveguide or other physical medium used, or for use, as a continuous artificial guide for, or in connection with, carrying communications by means of guided electromagnetic energy.               |
| telecommunications infrastructure   | means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network. |
| telecommunications network          | means a system, or series of systems, that carries or is capable of carrying communications by means of guided and/or unguided electromagnetic energy.  |
| tower                               | means a tower, pole, mast or similar structure used to supply a carriage service by means of Telecommunication  |

## E19.4 Development Exempt from this Code

E19.4.1 No development is exempt from this code.

## E19.5 Application Requirements

E19.5.1 There are no specific additional application requirements for this code.

## E19.6 Use Standards

E19.6.1 No use standards in this code.

## E19.7 Development Standards

E19.7.1 Shared Use and Co-Location

|  |   |
|--|---|
| Objective:   |   |
| To minimise the total number of towers and antenna within the municipal area.  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>A new antenna must be located on an existing tower.</p>  | <p><b>P1</b></p> <p>A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna;</li> <li>(b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna;</li> <li>(c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment;</li> <li>(d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower;</li> <li>(e) there are other limiting factors that render existing towers unsuitable.</li> </ul> |
| <p><b>A2</b></p> <p>A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights.</p> | <p><b>P2</b></p> <p>No performance criteria.</p>  |

#### E19.7.2 Visual Amenity

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>The location of telecommunications infrastructure must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be within existing utility corridors and sites and use existing infrastructure;</li> <li>(b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness;</li> <li>(c) not: <ul style="list-style-type: none"> <li>(i) be located on skylines that can be seen in silhouette;</li> <li>(ii) be aligned diagonally to the principal slope of a hill;</li> <li>(iii) cross at a low point of a saddle between hills;</li> <li>(iv) be located around the base of a hill;</li> <li>(v) be along the edge of an existing clearing;</li> <li>(vi) be artificially lit unless required for air navigation safety;</li> <li>(vii) be used for signage purposes, other than necessary warning and equipment information,</li> </ul> </li> <li>(d) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables exist;</li> <li>(e) equipment housing and other visually intrusive infrastructure is screened from public view.</li> </ul> | <p><b>P1</b></p> <p>The location of telecommunications infrastructure not complying with A1 must ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.</p> |
| <p><b>A2</b></p> <p>Height above natural ground level must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones;</li> </ul>  | <p><b>P2</b></p> <p>Height above natural ground level not complying with A2 must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the predominant height of existing infrastructure or vegetation in the</li> </ul>  |

|   |   |
|---|---|
| (b) 45 metres in the General Industrial or Port and Marine Zone;  | immediate vicinity is above the specified height limit;   |
| (c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones;   | (b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality; |
| (d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones. | (c) it is critical for the role of the facility within the telecommunications network.              |

### E19.7.3 Environmental Values

| Objective:   |   |
|--|---|
| To ensure that environmental values are protected  |   |
| Acceptable Solutions   | Performance Criteria  |
| <b>A1</b><br>Telecommunications infrastructure must not be located in an area of environmental significance. | <b>P1</b><br>Telecommunications infrastructure located in an area of environmental significance must ensure environmental and heritage values are not significantly impacted. |

### E19.7.4 Access

| Objective:   |  |
|--|--|
| To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport. |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.   | <b>P1</b><br>Telecommunications infrastructure must provide for adequate clearance for vehicular traffic and must not pose a danger or encumbrance to users of other land or aircraft. |

### E19.7.5 Significant Agricultural Land

|   |
|---|
| Objective:  |
| To protect the productive capacity and efficient farming operations of significant agricultural land. |

| Acceptable Solutions  | Performance Criteria  |
|---|---|
| <p><b>A1</b></p> <p>Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.</p> | <p><b>P1</b></p> <p>Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land.</p> |

## E20.0 Acid Sulfate Soils Code

### E20.1 Purpose

E20.1.1 The purpose of this provision is to ensure that development on land potentially containing acid sulfate soils:

- (a) avoids areas that contain acid sulfate soils;
- (b) where avoidance is not practicable, appropriate measures are taken to mitigate any adverse impact.

### E20.2 Application

E20.2.1 This Code applies to development on land in the Potential Acid Sulfate Soil overlay on the planning scheme maps and the development involves any of the following:

- (a) excavation of more than 100m<sup>3</sup> of soil or sediment;
- (b) deposition of 500 m<sup>3</sup> or more of fill to a depth of more than 0.5 m;
- (c) drainage affecting groundwater depth.

This Code does not apply to use.

### E20.3 Definition of Terms

E20.3.1 In this code, unless the contrary intention appears;

|                                   |   |
|-----------------------------------|---|
| acid sulfate soil                 | means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.   |
| acid sulfate soil management plan | <p>means a report acceptable to the planning authority that details:</p> <ul style="list-style-type: none"> <li>(a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development;</li> <li>(b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised;</li> <li>(c) an analysis of the level of risk to the development and the level of risk to users of the development;</li> <li>(d) an analysis of the level of risk to the environment;</li> </ul> |



|  |   |
|--|---|
|  | (e) proposed management measures to reduce risk to an acceptable level where necessary,<br><br>prepared by a suitably qualified person in accordance with the best practice guidelines. <sup>R1</sup> |
|--|---|

E20.3.R1 The Tasmanian Acid Sulfate Soil Management Guidelines (DPIPWE, 2009) are considered best practice guidelines.

## E20.4 Development Exempt from this Code

E20.4.1 The following development is exempt from this code:

- (a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater;
- (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m<sup>2</sup> and the maximum depth of excavation is 0.75m;
- (c) forestry operations in accordance with a certified Forest Practices Plan.

## E20.5 Application Requirements

E20.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) an acid sulfate soil management plan.

## E20.6 Use Standards

There are no use standards in this code.

## E20.7 Development Standards

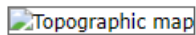
E20.7.1 Development on Acid Sulfate Soils or Potential Acid Sulfate Soils

|  |  |
|--|--|
| Objective:   |  |
| To ensure that development subject to, or having potential to cause, an acid sulfate soil hazard is appropriately located and managed to ensure that risk to property and the environment is reduced to an acceptable level. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>No Acceptable Solution  | <b>P1</b><br>Development must be designed, sited and constructed to minimise the risk of acid sulfate soil to property and the environment having regard to the following, as appropriate: |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater;</li> <li>(b) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised;</li> <li>(c) the potential for the development to be affected by acid sulfate soils;</li> <li>(d) the level of risk and potential consequences for human health, property and the environment;</li> <li>(e) management measures to reduce risk to an acceptable level.</li> </ul> |
|--|---|

### Map E20 Potential Acid Sulfate Soils - LISTmap

Open the full map extent (link to the [interactive map](#))



#### Legend

Potential Acid Sulfate Soils

[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O\\_CODE%3D%27116.ASS%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=516936,5255248,532842,%205246685&srs=EPSG:28355&bmlayer=3&layers=117,965&query=965:O_CODE%3D%27116.ASS%27)

---

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.

## E21.0 Dispersive Soils Code

This code is not used in this Planning Scheme.

## E22.0 This code number is not used in this planning scheme

## E23.0 On-Site Wastewater Management Code

### E23.1 Purpose

E23.1.1 The purpose of this provision is to ensure that development or use requiring onsite wastewater management will have access to sufficient land area necessary for the satisfactory and sustainable onsite treatment of that wastewater.

### E23.2 Application

E23.2.1 This code applies to use and development relying on onsite management of:

- (a) domestic wastewater from residential use; and
- (b) wastewater similar to domestic wastewater from non-residential use, other than wastewater from industrial or manufacturing processes.

### E23.3 Definition of Terms

E23.3.1 In this code, unless the contrary intention appears;

|                                |  |
|--------------------------------|--|
| AS/NZS1547                     | means the Australian/New Zealand Standard On-site Domestic Wastewater Management 2012.   |
| bedroom                        | means a habitable room used, or potentially used, primarily for sleeping.  |
| downslope surface water        | means surface water that is in the likely direction of effluent flow across or through the soil once it has been discharged from a Land Application Area.      |
| high environmental value water | means high conservation value/ecological value aquatic eco-systems as defined in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality. |
| high rainfall area             | means an area where the average annual rainfall exceeds 1200mm. High rainfall areas in the Planning Scheme Area are:   |
| high resource value water      | means water used for any of the following:<br>(a) potable human water supplies, including from bores or wells;   |

|                                |  |
|--------------------------------|--|
|                                | (b) primary contact recreational purposes;<br>(c) aquaculture.   |
| horizontal separation distance | means the distance measured along the surface of the ground from the land application area to a feature such as a property boundary, building or watercourse. The distance from downslope surface water is measured to either the high water mark if tidal waters, wetland or a dam, or to the top of the riverbank or cliff if a watercourse. |
| land application area          | means an area of land used to apply effluent from a wastewater treatment unit or reserved for future application.  |
| limiting layer                 | means a layer such as hardpan, bedrock, or category 6 soil that restricts the movement of effluent vertically through the soil profile   |
| OWMS                           | means an onsite wastewater management system   |
| primary treated effluent       | means effluent that has been treated via the separation of suspended material from wastewater by settlement and/or floatation in septic tanks or primary settling chambers.  |
| raised bed                     | means a terraced bed or mound for wastewater irrigation designed in accordance with AS/NZS 1547  |
| secondary treated effluent     | means effluent that has been treated via aerobic biological processing and settling or filtering of wastewater received from a primary treatment unit to a quality equal to, or less than, 20mg/L BOD5 and 30mg/L suspended solids.  |
| soil category                  | means the predominant soil category for the top 1.5m of soil profile as listed in AS/NZS 1547  |
| site and soil evaluation (SSE) | means a soil evaluation of the site and proposed development prepared by a suitably qualified person in accordance with AS/NZS1547   |
| vertical separation distance   | means the distance measured vertically through the ground from the base of the land application area to a feature such as bedrock, a limiting layer or groundwater. The distance to groundwater is measured to the highest known seasonal water table.   |

## E23.4 Use and Development Exempt from this Code

E23.4.1 Residential development on sites greater than 5,000 m<sup>2</sup> is exempt from this code except if any of the following applies:

- (a) development is for multiple dwellings;
- (b) any part of the site is below 3 m AHD;

(c) the site cannot accommodate an inscribed circle with a diameter of 50 m.

E23.4.2 Subdivision of lots no less than 5000m<sup>2</sup> is exempt from this code unless involving land containing an existing land application area.

## E23.5 Application Requirements

E23.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with all applicable standards:

- (a) a site and soil evaluation;
- (b) certification from a structural engineer that the risk of effluent reducing the bearing capacity of a building's foundations is acceptably low;
- (c) certification from a structural engineer for the design of a barrier that ensures that the risk of effluent reducing the bearing capacity of a building's foundation is acceptably low.

## E23.6 Use Standards

E23.6.1 No use standards in this code.

## E23.7 Development Standards for Residential Development

E23.7.1 Development Standards for Residential Development

| Objective:  |  |
|---|--|
| To ensure sustainable onsite wastewater management for residential development.   |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br>A new dwelling must be provided with a land application area that complies with Table E23.1.   | <b>P1</b><br>The land application area is of sufficient size to comply with the requirements of AS/NZ1547. |
| <b>A2</b><br>An addition or alteration to an existing dwelling, or change of use to a dwelling, must not encroach onto an existing land application area and comply with at least one of the following:<br><br>(a) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite;<br><br>(b) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite to greater | <b>P2</b><br>The land application area is of sufficient size to comply with the requirements of AS/NZ1547. |

|   |  |
|---|--|
| <p>than that allowed for in the design of the existing OWMS;</p> <p>(c) provide a land application area that complies with Table E23.1.</p> |  |
|---|--|

## E23.8 Development Standards for Non-Residential Development

### E23.8.1 Development Standards for Non-Residential Development

| Objective:  |   |
|---|---|
| To ensure sustainable onsite wastewater management for non-residential development.   |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>A land application area for non-residential development must comply with the following:</p> <p>(a) if including bedrooms, (such as visitor accommodation), the size of the land application areas must comply with Table E.23.1;</p> <p>(b) if other development, design flow rates must be no less than the rates provided in the following table:</p> <p>Wastewater Fixture:      Flow Design Allowance per person per day:</p> <p>Closet Pan:                50L</p> <p>Urinals                      25L</p> <p>Washbasin:                10L</p> <p>Shower:                     30L</p> <p>Bath:                         30L</p> <p>Laundry:                    30L</p> | <p><b>P1</b></p> <p>The land application area is of sufficient size to comply with the requirements of AS/NZ1547.</p> |

## E23.9 Development Standards for Subdivision

### E23.9.1 Development Standards for New Lots

|  |
|--|
| Objective:   |
| To ensure sustainable onsite wastewater management for new lots. |

| Acceptable Solutions  | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>A new lot must have an area no less than:<br/>5,000m<sup>2</sup>.</p> | <p><b>P1</b></p> <p>The area of a new lot must be adequate to accommodate a land application area of sufficient size to comply with the requirements of AS/NZ1547 for a dwelling containing a minimum of 3 bedrooms.</p> |
| <p><b>A2</b></p> <p>Subdivision is not prohibited by the relevant zone standards.</p>     | <p><b>P2</b></p> <p>No performance criteria.</p>   |

### E23.9.2 Development Standards for New Boundaries

| Objective:  |  |
|---|--|
| To ensure subdivisions and boundary adjustments creating new boundaries do not increase the potential for existing onsite wastewater management systems and land application areas to cause environmental harm. |  |
| Acceptable Solutions  | Performance Criteria   |
| <p><b>A1</b></p> <p>A new boundary must have a separation distance from an existing land application area that complies with E.23.10.1 A3.</p>  | <p><b>P1</b></p> <p>A new boundary must have a separation distance from an existing land application area that satisfies E.23.10.1 P3.</p> |

### E23.10 Development Standards for Land Application Areas

#### E23.10.1 Land Application Areas

| Objective:  |   |
|---|---|
| To provide for sustainable onsite wastewater management through the provision of appropriate land application areas.  |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <p>(a) be no less than 6m;</p> <p>(b) be no less than;</p> | <p><b>P1</b></p> <p>Horizontal separation distance from a building to a land application area must satisfy all of the following:</p> <p>(a) effluent must be no less than secondary treated effluent standard and applied</p> |

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>(i) 2m from an upslope or level building;</li> <li>(ii) if primary treated effluent be no less than 4m plus 1m for every degree of average gradient from a downslope building;</li> <li>(iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building.</li> </ul>   | <ul style="list-style-type: none"> <li>through a subsurface land application system;</li> <li>(b) be no less than 2m.</li> </ul>   |
| <p><b>A2</b></p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) be no less than 100m;</li> <li>(b) if the site is within a high rainfall area or the site soil category is 4, 5 or 6, be no less than the following: <ul style="list-style-type: none"> <li>(i) if primary treated effluent standard or surface application, 50m plus 7m for every degree of average gradient from downslope surface water;</li> <li>(ii) if secondary treated effluent standard and subsurface application, 50m plus 2m for every degree of average gradient from down slope surface water.</li> </ul> </li> <li>(c) if the site is not within a high rainfall area or the site soil category is not 4, 5 or 6, be no less than the following: <ul style="list-style-type: none"> <li>(i) if primary treated effluent 15m plus 7m for every degree of average gradient from downslope surface water;</li> <li>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient from down slope surface water.</li> </ul> </li> </ul> | <p><b>P2</b></p> <p>Horizontal separation distance from downslope surface water for a land application area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system;</li> <li>(b) be no less than 15m;</li> <li>(c) the surface water is not of high resource or environmental value;</li> <li>(d) the average gradient is no more than 16 degrees;</li> <li>(e) the site is not in a flood prone area with an ARI of no less than 20 years;</li> <li>(f) either of the following applies: <ul style="list-style-type: none"> <li>(i) the site soil category is 1, 2 or 3;</li> <li>(ii) a raised bed is used.</li> </ul> </li> </ul> |
| <p><b>A3</b></p>  | <p><b>P3</b></p>   |



|   |  |
|---|--|
| <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <ul style="list-style-type: none"> <li>(a) be no less than 40m from a property boundary;</li> <li>(b) be no less than: <ul style="list-style-type: none"> <li>(i) 1.5m from an upslope or level property boundary; and</li> <li>(ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</li> <li>(iii) if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</li> </ul> </li> </ul> | <p>Horizontal separation distance from a property boundary to a land application area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system;</li> <li>(b) be no less than 1.5m</li> <li>(c) the average gradient is no more than 16 degrees;</li> <li>(d) either of the following applies: <ul style="list-style-type: none"> <li>(i) the vertical separation between the land application area and groundwater or any limiting layer is no less than 1.5m;</li> <li>(ii) a raised bed is used to achieve a minimum vertical separation of 1.5m between the land application area and groundwater or any limiting layer.</li> </ul> </li> </ul> |
| <p><b>A4</b></p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m.</p>   | <p><b>P4</b></p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system;</li> <li>(b) be no less than 15m;</li> <li>(c) the water is not high resource value water.</li> </ul>  |
| <p><b>A5</b></p> <p>Vertical separation distance between groundwater and a land application area must be no less than 1.5m.</p>   | <p><b>P5</b></p> <p>Vertical separation distance between groundwater and a land application area must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system;</li> </ul>  |

|  |  |
|--|--|
|  | (b) vertical separation distance must be no less than 0.5m, (whether 'in ground' or by use of a raised bed).   |
| <b>A6</b><br>Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m.  | <b>P6</b><br>Vertical separation distance between a limiting layer and a land application area must satisfy all of the following:<br><br>(a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system;<br><br>(b) vertical separation distance must be no less than 0.5m, (whether 'in ground' or by use of a raised bed). |
| <b>A7</b><br>The arrangement of a land application area must comply with both of the following:<br><br>(a) not include areas beneath buildings, driveways or other hard stand areas;<br><br>(b) have a minimum horizontal dimension of 3m. | <b>P7</b><br>No performance criteria.  |

Table E23.1 Minimum Land Application Area

| <b>Soil category for top 1.5m of soil profile as listed in AS/NZs 1547, (refer notes).</b> | <b>Area required per bedroom for primary treatment effluent.</b> | <b>Area required per bedroom for secondary treatment effluent.</b> |
|--|--|--|
| 1 (Sand)   | 50m <sup>2</sup>   | 50m <sup>2</sup>   |
| 2 (Sandy loam)   | 60m <sup>2</sup>   | 55m <sup>2</sup>   |
| 3 (Loam)   | 90m <sup>2</sup>   | 70m <sup>2</sup>   |
| 4 (Clay loam)  | 120m <sup>2</sup>  | 80m <sup>2</sup>   |
| 5 (Light clay)   | 180m <sup>2</sup>  | 100m <sup>2</sup>  |
| 6 (Clay)   | 180m <sup>2</sup>  | 130m <sup>2</sup>  |

**Notes to Table:**

- (a) Where the soil in the upper 1.5m of the soil profile comprises two or more soil categories, the required area must be calculated on the basis of the requirements for the predominant soil category.
- (b) If dispersive soils or a limiting layer are encountered within the upper 1m of the soil profile, then the area required must be calculated on the basis of the requirements for Category 6 soil.

## **E24.0 Significant Trees Code**

### **E24.1 Purpose**

E24.1.1 The purpose of this provision is to recognize and protect trees that are considered to be significant for reasons including; aesthetics, size, age, species, cultural value or contribution to the streetscape, townscape or public amenity.

### **E24.2 Application**

E24.2.1 This Code applies to the lopping, pruning, removal, injury or destruction of trees listed in Table E24.1

### **E24.3 Definition of Terms**

E24.3.1 In this Code, unless the contrary intention appears;

|   |  |
|---|--|
| Destruction                               | means to burn, fell, ringbark, pollard, push over, rip, poison, injure, or cut the roots of a tree.  |
| Natural causes                            | Means any natural means resulting in the death or destruction of a tree, such as age, disease, environmental stress, pest infestation or storm damage, but not including actions by a person causing the death or destruction of a tree. |
| Suitably qualified person (arboriculture) | Means a person possessing the qualifications, knowledge, skills and experience to provide advice on the health, condition and management of trees.   |

### **E24.4 Development Exempt from this Code**

E24.4.1 The following development is exempt from this code:

- (a) the removal, destruction or lopping of a tree if necessary for emergency access or emergency works by a public authority or the tree poses an immediate danger to persons or property;
- (b) the pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.

### **E24.5 Use Standards**

There are no use standards in this code.

### **E24.6 Development Standards**

## E24.6.1 Lopping, pruning, removal or destruction of significant trees

| Objective:   |   |
|--|---|
| To ensure that significant trees are not unnecessarily destroyed and are managed in a way that maintains their health and appearance.  |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>the lopping, pruning, removal or destruction of any tree listed in Table E24.1 that is determined to be dead from natural causes, based on a written statement to that effect prepared by a suitably qualified person.</p> | <p><b>P1</b></p> <p>The lopping, pruning, removal or destruction of any tree listed in Table E24.1 may be approved having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the impact that the proposed tree removal, lopping or pruning would have on the character of the area or the appearance of development on the site;</li> <li>(b) whether the removal or destruction of the tree is appropriate due to the tree being near the end of its expected life span or being in poor health;</li> <li>(c) the proposed means of lopping, pruning, destruction or removal of vegetation;</li> <li>(d) the need to maintain and protect the amenity value of the tree and the general area and its landscape and heritage significance;</li> <li>(e) any hazards the tree poses to the health, welfare and safety of persons and to property;</li> <li>(f) the impact on the appearance or setting of any place of cultural heritage significance;</li> <li>(g) whether pruning or lopping will adversely affect the health, appearance or significance of the tree;</li> <li>(h) any proposed replacement plantings.</li> </ul> |

Table E24.1 Significant Tree List

| Street Number | Street / Property / Location | Ref No. <sup>L1</sup> | Botanical name | Common name | No. of trees |
|---------------|------------------------------|-----------------------|----------------|-------------|--------------|
|               |                              |                       |                |             |              |

|     |  |     |   |                              |    |
|-----|--|-----|---|------------------------------|----|
|     | Aberdeen Street (adjacent to the Aquatic Centre, and University Rose Gardens)                      | A6  | <i>Quercus robur</i>  | English oak                  | 12 |
| 20  | Adelaide Street  | A1  | <i>Cupressus torulosa</i>                                     | Bhutan Cypress               | 1  |
| 20  | Adelaide Street  | A2  | <i>Cupressus torulosa</i>                                     | Bhutan Cypress               | 21 |
| 20  | Adelaide Street  | A10 | <i>Cupressus torulosa</i>                                     | Bhutan cypress               | 2  |
| 9   | Albuera Street   | A11 | <i>Juglans regia</i>  | English walnut               | 1  |
| 23  | Albuera Street   | A4  | <i>Quercus robur</i>  | English Oak                  | 3  |
|     | Albuera Street (road reserve adjacent to 96-120 Davey Street, near intersection with Byron Street) | A3  | <i>Eucalyptus globulus</i>                                    | Tasmanian Blue Gum           | 4  |
|     | Allison Street median strip  | A7  | <i>Fraxinus angustifolia</i> subsp. <i>Oxycarpa</i> 'Raywood' | Claret ash                   | 5  |
|     | Alt-Na-Craig Avenue (side of 23 Auvergne Avenue)   | A8  | <i>Eucalyptus viminalis</i>                                   | White gum                    | 2  |
| 2   | Amanda Crescent  | A9  | <i>Eucalyptus viminalis</i>                                   | White gum                    | 1  |
|     | Arthur Circus  | A5  | <i>Aesculus hippocastanum</i>                                 | Horse chestnut               | 3  |
| 186 | Bathurst Street  | B23 | <i>Schinus areira</i>   | Peppercorn Tree              | 1  |
| 61  | Bay Road, 'Runnymede'  | B2  | <i>Araucaria heterophylla</i>                                 | Norfolk Island Pine          | 1  |
| 61  | Bay Road, 'Runnymede'  | B3  | <i>Corynocarpus laevigatus</i>                                | Karaka or New Zealand Laurel | 1  |
| 61  | Bay Road, 'Runnymede'  | B4  | <i>Juglans regia</i>  | English Walnut               | 1  |
| 61  | Bay Road, 'Runnymede'  | B5  | <i>Photinia serrulata</i>                                     | Chinese Hawthorn             | 1  |
| 7   | Beach Road   | B26 | <i>Cupressus torulosa</i>                                     | Bhutan cypress               | 8  |
| 17  | Beach Road (Long Beach Reserve)  | B24 | <i>Eucalyptus globulus</i>                                    | Tasmanian blue gum           | 13 |

|    |  |     |                                  |                  |   |
|----|--|-----|----------------------------------|------------------|---|
| 38 | Bellevue Parade  | B27 | <i>Liquidambar styraciflua</i>   | Liquidambar      | 1 |
| 67 | Brisbane Street  | B25 | <i>Cupressus torulosa</i>        | Bhyutan cypress  | 1 |
| 71 | Brooker Avenue, Domain House Site (adjacent to Edward Street)                | B6  | <i>Quercus robur</i>             | English Oak      | 2 |
| 71 | Brooker Avenue, Domain House Site (Edward Street and Brooker Highway corner) | B7  | <i>Abies numidica</i>            | Algerian Fir     | 1 |
| 71 | Brooker Avenue, Domain House Site (near Graphics building)                   | B8  | <i>Quercus robur</i>             | English Oak      | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B9  | <i>Cedrus deodara</i>            | Deodar Cedar     | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B10 | <i>Cedrus atlantica 'Glauca'</i> | Atlas Blue Cedar | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B11 | <i>Araucaria bidwillii</i>       | Bunya Bunya      | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B12 | <i>Abies pinsapo</i>             | Spanish Fir      | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B13 | <i>Aesculus hippocastanum</i>    | Horse Chestnut   | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B14 | <i>Abies numidica</i>            | Algerian Fir     | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B15 | <i>Abies pinsapo var Glauca</i>  | Spanish Fir      | 1 |
| 71 | Brooker Avenue, Domain House Site (southern boundary of the site)            | B16 | <i>Laurus nobilis</i>            | Bay Laurel       | 1 |

|                   |  |     |   |   |       |
|-------------------|--|-----|---|---|-------|
| 71                | Brooker Avenue, Domain House Site (southern boundary of the site)                  | B17 | <i>Cedrus atlantica 'Glauca'</i>                    | Atlas Blue Cedar                        | 1     |
| 71                | Brooker Avenue, Domain House Site, Aberdeen Street frontage                        | B18 | <i>Pinus wallichiana</i>                            | Bhutan Pine                             | 1     |
| 71                | Brooker Avenue, Domain House Site, Aberdeen Street frontage                        | B19 | <i>Araucaria columellaris</i>                       | Cook Pine                               | 1     |
| 71                | Brooker Avenue, Domain House Site, Aberdeen Street frontage                        | B20 | <i>Casaurina obesa</i>                              | Swamp Oak                               | 1     |
| 71                | Brooker Avenue, Domain House Site, Aberdeen Street frontage                        | B21 | <i>Casaurina obesa</i>                              | Swamp Oak                               | 1     |
| 71                | Brooker Avenue, Domain House Site, adjacent to tennis court.                       | B22 | <i>Thuja occidentalis 'Pyramidalis compacta'</i>    | White Cedar                             | 12    |
| 39                | Brushy Creek Road  | B28 | <i>Pyrus communis</i>                               | pear tree                               | 1     |
| 41                | Brushy Creek Road  | B29 | <i>Eucalyptus globulus</i>                          | Tasmanian blue gum                      | 2     |
| 39                | Burnett Street   | B30 | <i>Magnolia grandiflora</i>                         | magnolia                                | 1     |
| 2                 | Caroline Street  | C12 | <i>Eucalyptus viminalis</i>                         | white gum                               | 1     |
| 1, 9, 11, 13 & 15 | Cedar Court  | C1  | <i>Cupressus macrocarpa</i>                         | Monterey Cypress                        | Hedge |
|                   | Chessington Court (roundabout at end of cul-de-sac)                                | C4  | <i>Eucalyptus globulus</i>                          | Tasmanian blue gum                      | 2     |
| 2                 | Churchill Ave - University of Tasmania (centre of UTAS campus)                     | C6  | <i>Eucalyptus globulus and Eucalyptus pulchella</i> | Tasmanian blue gum and white peppermint | 52    |
| 2                 | Churchill Ave University of Tasmania (opposite union building on Churchill Avenue) | C5  | <i>Eucalyptus globulus</i>                          | Tasmanian blue gum                      | 6     |

|         |   |     |   |                                   |    |
|---------|---|-----|---|-----------------------------------|----|
| 2       | Churchill Avenue  | C13 | <i>Ulmus minor 'Variegata'</i>                      | variegated elm                    | 1  |
| 2       | Churchill Avenue  | C14 | <i>Populus nigra 'Italica'</i>                      | Lombardy poplar                   | 3  |
| 2       | Churchill Avenue  | C15 | <i>Eucalyptus viminalis</i>                         | white gum                         | 2  |
| 2       | Churchill Avenue  | C16 | <i>Ulmus parvifolia</i>                             | Chinese elm                       | 3  |
| 2       | Churchill Avenue  | C17 | <i>Cupressus torulosa</i>                           | Bhutan cypress                    | 1  |
| 2       | Churchill Avenue  | C18 | <i>Fagus sylvatica 'Purpurea'</i>                   | copper beech                      | 1  |
| 2       | Churchill Avenue  | C19 | <i>Eucalyptus morrisbyi</i>                         | morrisbys gum                     | 2  |
|         | Churchill Avenue (adjacent The Hutchins School oval)              | C7  | <i>Eucalyptus globulus and Eucalyptus viminalis</i> | Tasmanian blue gum and white gum  | 3  |
| 208-210 | Collins Street  | C8  | <i>Eucalyptus melliodora</i>                        | Yellow box                        | 2  |
| 4       | Colville Street (Avon Court Apartments)                           | C9  | <i>Magnolia grandiflora</i>                         | Magnolia                          | 1  |
|         | Colville Street (nature strip adjacent to 12 St Georges Terrace)  | C10 | <i>Eucalyptus globulus</i>                          | Tasmanian blue gum                | 2  |
| 35      | Congress Street   | C11 | <i>Corylus avellana 'contorta'</i>                  | Twisted hazelnut                  | 1  |
| 85      | Creek Road  | C20 | <i>Sequoiadendron giganteum</i>                     | giant sequoia                     | 1  |
| 6       | Cromwell Street   | C21 | <i>Juglans regia</i>                                | English walnut                    | 1  |
| 30      | Cromwell Street   | C2  | <i>Abies pinsapo</i>                                | Spanish fir                       | 1  |
| 30      | Cromwell Street   | C3  | <i>Abies numidica</i>                               | Algerian fir                      | 1  |
|         | D'Arcy Street (southern side adjacent to South Hobart playground) | D20 | <i>Tilia cordata and Quercus Coccinea</i>           | small-leaved lime and scarlet oak | 11 |
|         | Darling Parade (nature strip adjacent to no. 9)                   | D21 | <i>Eucalyptus globulus</i>                          | Tasmanian blue gum                | 2  |



|        |  |     |  |                               |    |
|--------|--|-----|--|-------------------------------|----|
| 301    | Davey Street   | D17 | <i>Sequoiadendron giganteum</i>  | Giant Sequoia                 | 1  |
| 344    | Davey Street   | D18 | <i>Abies nordmanniana</i>  | Caucasian Fir                 | 1  |
| 344    | Davey Street   | D19 | <i>Corymbia ficifolia</i>  | Red Flowering Gum             | 1  |
| 90     | Davey Street   | D23 | <i>Eucalyptus viminalis</i> subsp. <i>viminalis</i> and <i>Quercus robur</i> | White gum and English oak     | 6  |
| 336    | Davey Street   | D26 | <i>Araucaria heterophylla</i>  | Norfolk pine                  | 2  |
| 161    | Davey Street (at rear on parcel of land between 161 Davey Street and 260 Macquarie Street) | D24 | <i>Juglans regia</i>   | English walnut                | 1  |
| 320    | Davey Street ('Lindfield')   | D16 | <i>Cupressus torulosa</i>  | Bhutan Cypress                | 9  |
| 142    | Davey Street (St Ann's aged care)  | D25 | <i>Quercus robur</i>   | English oak                   | 7  |
| 251    | Davey Street ('The Hermitage')   | D14 | <i>Quercus robur</i>   | English Oak                   | 1  |
| 309    | Davey Street ('Toogooloowa')   | D15 | <i>Cupressus lusitanica</i>  | Mexican Cypress               | 1  |
| 96-120 | Davey Street, Anglesea Barracks  | D1  | <i>Eucalyptus globulus</i>   | Tasmanian Blue Gum            | 1  |
| 96-120 | Davey Street, Anglesea Barracks, (Linden Avenue)   | D2  | <i>Tilia x europaea</i>  | European Linden (Common Lime) | 22 |
| 96-120 | Davey Street (Anglesea Barracks)   | D30 | <i>Eucalyptus globulus</i>   | Tasmanian blue gum            | 1  |
| 2      | Davies Avenue (alongside Soldiers Memorial Avenue)   | D29 | <i>Eucalyptus viminalis</i>  | White gum                     | 1  |
| 2      | Davies Avenue (between Doone Kennedy Aquatic Centre and Tennis Centre)                     | D27 | <i>Eucalyptus viminalis</i>  | White gum                     | 24 |

|    |  |     |  |   |       |
|----|--|-----|--|---|-------|
| 2  | Davies Avenue (Soldiers Memorial Avenue, Queens Domain)    | D28 | <i>Cedrus deodara, Cedrus atlantica glauca, Cedrus libani and Cupressus sempervirens</i> | Deodar, blue atlas cedar, Italian cypress, and cedar of Lebanon | 537   |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D3  | <i>Pinus ponderosa</i>   | Ponderosa Pine  | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D4  | <i>Pinus sabiniana</i>   | Digger Pine   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D5  | <i>Cedrus atlantica</i>  | Atlas Cedar   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D6  | <i>Pinus wallichiana</i>   | Bhutan Pine   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D7  | <i>Pinus nigra var. maritima</i>   | Corsican Pine   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D8  | <i>Cedrus atlantica</i>  | Atlas Cedar   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D9  | <i>Pinus canariensis</i>   | Canary Island Pine  | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D10 | <i>Cedrus atlantica</i>  | Atlas Cedar   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D11 | <i>Pinus nigra var. maritima</i>   | Corsican Pine   | 1     |
| 2  | Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow' | D12 | <i>Pinus attenuata</i>   | Knobcone Pine   | 1     |
| 2  | Davies Avenue, TCA Ground                                  | D13 | <i>Ulmus procera</i>   | English Elm   | 1     |
| 28 | Denison Street   | D31 | <i>Salix babylonica</i>  | weeping willow  | 1     |
| 7  | Duke Street  | D32 | <i>Ulmus Glabra 'Lutescens'</i>  | golden elm  | 1     |
| 16 | Dynnyrne Road  | D33 | <i>Phoenix canariensis</i>   | date palm   | 1     |
|    | Earl Street (along University of Tasmania boundary)        | E4  | <i>Crataegus monogyna</i>  | Common Hawthorn   | Hedge |
|    | Earl Street (road reserve opposite 4-12 Earl Street)       | E3  | <i>Ulmus procera</i>   | English Elm   | 5     |

|         |   |     |  |                     |       |
|---------|---|-----|--|---------------------|-------|
|         | (Council asset numbers:<br>AL61590002, AL61590005,<br>AL61590009, AL615900014<br>and AL615900017) |     |  |                     |       |
| 6       | Elboden Street, Jane Franklin Hall  | E2  | <i>Populus nigra cv. 'Italica'</i>     | Lombardy Poplar     | 1     |
| 3       | Elboden Street, 'Manilla'   | E1  | <i>Araucaria heterophylla</i>          | Norfolk Island Pine | 1     |
| 446     | Elizabeth Street  | E5  | <i>Ficus macrophylla</i>               | Moreton Bay Fig     | 1     |
|         | Elizabeth Street (adjacent to 81 Elizabeth St - Commonwealth Bank)                                | E7  | <i>Metasequoia glyptostroboides</i>    | Dawn redwood        | 3     |
| 448-450 | Elizabeth Street (Lyndhurst)  | E9  | <i>Cedrus deodara</i>                  | Deodar              | 1     |
| 454     | Elizabeth Street  | E10 | <i>Quercus robur</i>                   | English oak         | 1     |
| 7       | Emmett Place  | E6  | <i>Araucaria bidwillii</i>             | Bunya Pine          | 1     |
|         | Federal Street (Road reserve between Elizabeth Street and Argyle Street)                          | F16 | <i>Platanus orientalis 'Insularis'</i> | Plane tree          | 7     |
| 3       | Fisher Avenue   | F3  | <i>Cupressus macrocarpa</i>            | Monterey Cypress    | Hedge |
| 6       | Fisher Avenue   | F5  | <i>Liriodendron tulipifera</i>         | Tulip Tree          | 1     |
| 10      | Fisher Avenue   | F6  | <i>Cedrus deodara</i>                  | Deodar              | 1     |
| 10      | Fisher Avenue   | F7  | <i>Cedrus atlantica f. glauca</i>      | Blue Atlas Cedar    | 1     |
| 46      | Fisher Avenue   | F10 | <i>Ulmus procera</i>                   | English Elm         | 1     |
|         | Fisher Avenue (road reserve adjacent to 3 Fisher Avenue)  | F4  | <i>Tilia cordata</i>                   | Small-Leaved Lime   | 2     |
|         | Fisher Avenue (road reserve adjacent to 33 Fisher Avenue)   | F8  | <i>Ulmus glabra 'Lutescens'</i>        | Golden Wych Elm     | 1     |
| 1       | Fisher Lane   | F11 | <i>Crataegus sp.</i>                   | Hawthorn            | Hedge |

|         |   |     |                                      |                    |    |
|---------|---|-----|--------------------------------------|--------------------|----|
| 20      | Fitzroy Crescent, Fitzroy Gardens                   | F1  | <i>Platanus x hispanica</i>          | Plane Tree         | 46 |
| 20      | Fitzroy Crescent (Fitzroy Gardens)                  | F17 | <i>Fagus sylvatica</i><br>'Purpurea' | copper beech       | 1  |
| 20      | Fitzroy Crescent (Fitzroy Gardens)                  | F18 | <i>Quercus cerris</i>                | Turkey oak         | 1  |
|         | Fitzroy Crescent, Fitzroy Gardens (upper and lower) | F13 | <i>Imus minor</i> 'Variegata'        | Variegated Elm     | 4  |
|         | Fitzroy Crescent, Fitzroy Gardens (upper)           | F12 | <i>Quercus robur</i>                 | English Oak        | 4  |
| 15      | Fitzroy Place                                       | F14 | <i>Quercus robur</i>                 | English oak        | 1  |
|         | Fitzroy Place, (road reserve)                       | F2  | <i>Platanus x hispanica</i>          | London Plane Tree  | 45 |
|         | Forest Road (centre of road)                        | F19 | <i>Platanus x acerifolia</i>         | London plane tree  | 24 |
|         | French Street (French Street reserve)               | F15 | <i>Eucalyptus globulus</i>           | Tasmanian blue gum | 2  |
|         | Glen St (end of road, adjacent to no. 6)            | G3  | <i>Eucalyptus globulus</i>           | Tasmanian blue gum | 1  |
| 40      | Gordon Avenue                                       | G4  | <i>Cupressus torulosa</i>            | Bhutan cypress     | 3  |
| 126-146 | Goulburn Street (Goulburn Street Primary School)    | G5  | <i>Quercus robur</i>                 | English oak        | 2  |
|         | Goulburn Street and Barton Avenue corner            | G6  | <i>Ulmus glabra</i> 'lutescens'      | Golden elm         | 1  |
| 15      | Gourlay Street (Lansdowne Crescent Primary School)  | G7  | <i>Quercus robur</i>                 | English oak        | 1  |
| 50      | Grays Road  | G1  | <i>Nothofagus cunninghamii</i>       | Myrtle             | 1  |
|         | Gregson Avenue (bushland at end of Gregson Avenue)  | G2  | <i>Eucalyptus viminalis</i>          | White Gum          | 3  |
| 80-82   | Hampden Road  | H2  | <i>Ulmus procera</i>                 | English elm        | 1  |

|      |  |     |  |                    |    |
|------|--|-----|--|--------------------|----|
| 103  | Hampden Road   | H3  | <i>Fraxinus excelsior</i>                  | English ash        | 1  |
| 164  | Harrington Street (St Mary's College)  | H4  | <i>Aesculus hippocastanum</i>              | horse chestnut     | 1  |
| 2    | Heathorn Avenue  | H1  | <i>Phoenix canariensis</i>                 | Canary Island Palm | 2  |
|      | Hill Street (roundabout at Pine Street intersection)   | H6  | <i>Platanus x acerifolia</i>               | London Plane tree  | 3  |
|      | Hill Street (roundabout at Warwick St intersection)  | H5  | <i>Platanus x acerifolia</i>               | London Plane tree  | 1  |
| 833a | Huon Road  | H7  | <i>Betula pendula</i>                      | silver birch       | 1  |
| 71   | Jubilee Road   | J1  | <i>Fagus sylvatica</i><br>'Roseomarginata' | tricolor beech     | 1  |
| 71   | Jubilee Road   | J2  | <i>Drimys winteri</i>                      | Winter's bark      | 1  |
| 71   | Jubilee Road   | J3  | <i>Dacrydium cupressinum</i>               | rimu               | 1  |
| 71   | Jubilee Road   | J4  | <i>Davidia involucrata</i>                 | dove tree          | 1  |
| 121  | King Street  | K1  | <i>Ulmus procera</i>                       | English Elm        | 1  |
| 98   | King Street  | K2  | <i>Phoenix canariensis</i>                 | Date palm          | 1  |
|      | Lambert Avenue, (road reserve)   | L1  | <i>Quercus robur</i>                       | English Oak        | 10 |
|      | Lansdowne Crescent (road reserve between Allison Street and Warwick Street)                                | L29 | <i>Platanus x acerifolia</i>               | London plane trees | 5  |
|      | Lansdowne Crescent (West Hobart Oval)  | L28 | <i>Acacia melanoxylon</i>                  | blackwood          | 1  |
| 268  | Lenah Valley Road (Ancanthe Park)  | L30 | <i>Eucalyptus globulus</i>                 | Tasmanian blue gum | 1  |
|      | Linear park (next to rivulet bridge at end of Anglesea Street, on boundary of South Hobart Primary School) | L31 | <i>Cedrus deodara</i>                      | Deodar             | 3  |
| 394  | Liverpool Street   | L2  | <i>Cupressus lusitanica</i>                | Mexican Cypress    | 1  |

|    |  |     |                                   |                         |    |
|----|--|-----|-----------------------------------|-------------------------|----|
|    | Liverpool Street (Campbell /Collins Street corner adjacent to RHH) | L32 | <i>Schinus molle</i>              | Peppercorn tree         | 1  |
| 1  | Longview Avenue  | L3  | <i>Fraxinus excelsior 'Aurea'</i> | Golden Ash              | 1  |
| 5a | Lord Street  | L36 | <i>Quercus palustris</i>          | pin oak                 | 1  |
| 83 | Lord Street  | L27 | <i>Cupressus sempervirens</i>     | Italian Cypress         | 2  |
| 67 | Lord Street  | L33 | <i>Cedrus atlantica 'Glauca'</i>  | blue atlas cedar        | 1  |
| 85 | Lord Street  | L35 | <i>Cupressus sempervirens</i>     | Italian Cypress         | 1  |
|    | Lord Street (Regent Street intersection - median strip)            | L34 | <i>Eucalyptus globulus</i>        | Tasmanian blue gum      | 1  |
| 7  | Lower Domain Road  | L37 | <i>Sequoiadendron giganteum</i>   | giant sequoia           | 1  |
| 7  | Lower Domain Road  | L38 | <i>Schinus polygama</i>           | Chilean pepper tree     | 1  |
| 7  | Lower Domain Road  | L39 | <i>Lagunaria patersonii</i>       | Norfolk Island hibiscus | 1  |
| 7  | Lower Domain Road  | L40 | <i>Araucaria heterophylla</i>     | Norfolk Island pine     | 2  |
| 7  | Lower Domain Road  | L41 | <i>Corynocarpus laevigatus</i>    | karaka                  | 1  |
| 7  | Lower Domain Road  | L42 | <i>Quercus ilex</i>               | holm oak                | 1  |
| 7  | Lower Domain Road  | L43 | <i>Laurus azorica</i>             | Canary laurel           | 1  |
| 7  | Lower Domain Road  | L44 | <i>Cedrus deodar</i>              | deodar cedar            | 1  |
| 7  | Lower Domain Road  | L45 | <i>Azara microphylla</i>          | vanilla tree            | 1  |
| 7  | Lower Domain Road  | L46 | <i>Schinus polygama</i>           | Chilean pepper tree     | 1  |
| 7  | Lower Domain Road  | L47 | <i>Laurus nobilis</i>             | bay laurel              | 1  |
| 7  | Lower Domain Road  | L48 | <i>Pinus muricata</i>             | bishop pine             | 1  |
| 7  | Lower Domain Road  | L49 | <i>Quercus robur</i>              | English oak             | 43 |

|    |   |     |   |                            |   |
|----|---|-----|---|----------------------------|---|
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L4  | <i>Sequoiadendron<br/>giganteum</i>     | Big Tree<br>(Wellingtonia) | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L5  | <i>Pinus taeda</i>                      | Loblolly Pine              | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L6  | <i>Pinus roxburghii</i>                 | Long-leaved<br>Indian Pine | 3 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L7  | <i>Pinus canariensis</i>                | Canary Island<br>Pine      | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L8  | <i>Abies pinsapo</i>                    | Spanish Fir                | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L9  | <i>Cupressus funebris</i>               | Cypress                    | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L10 | <i>Cephalotaxus<br/>harringtonia</i>    | Japanese Plum-<br>yew      | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L11 | <i>Pinus wallichiana</i>                | Himalayan Pine             | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L12 | <i>Pinus gerardiana</i>                 | Gerard's Pine              | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L13 | <i>Sequoiadendron<br/>giganteum</i>     | Big Tree<br>(Wellingtonia) | 2 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L14 | <i>Metasequoia<br/>glyptostroboides</i> | Dawn Redwood               | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L16 | <i>Pinus sabiniana</i>                  | Digger Pine                | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L17 | <i>Cupressus goveniana</i>              | Gowen Cypress              | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L18 | <i>Agathis robusta</i>                  | Queensland<br>Kauri        | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L19 | <i>Juniperus oxycedrus</i>              | Prickly Juniper            | 1 |
| 11 | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens | L20 | <i>Syzygium australe</i>                | Lilly Pilly                | 1 |

|              |   |     |                               |                       |       |
|--------------|---|-----|-------------------------------|-----------------------|-------|
| 11           | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens                       | L21 | <i>Tilia tomentosa</i>        | Silver Lime           | 1     |
| 11           | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens                       | L22 | <i>Corymbia maculata</i>      | Spotted Gum           | 1     |
| 11           | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens                       | L23 | <i>Eucalyptus cladocalyx</i>  | Sugar Gum             | 1     |
| 11           | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens                       | L24 | <i>Pseudotsuga menziesii</i>  | Douglas Fir           | 1     |
| 11           | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens                       | L25 | <i>Quercus suber</i>          | Cork Oak              | 1     |
| 11           | Lower Domain Road, Royal<br>Tasmanian Botanical Gardens,<br>Lower Domain Road | L26 | <i>Abies nordmanniana</i>     | Caucasian Fir         | 1     |
| 190-<br>190A | Macquarie Street  | M10 | <i>Juglans regia</i>          | English Walnut        | 1     |
| 319          | Macquarie Street  | M18 | <i>Quercus robur</i>          | English oak           | 1     |
| 326          | Macquarie Street  | M1  | <i>Tilia x europaea</i>       | Common Lime           | 1     |
| 377          | Macquarie Street  | M2  | <i>Quercus robur</i>          | English Oak           | 1     |
| 377          | Macquarie Street  | M3  | <i>Ulmus procera</i>          | English Elm           | 2     |
| 408          | Macquarie Street  | M12 | <i>Cupressus torulosa</i>     | Bhutan Cypress        | 2     |
| 89-93        | Macquarie Street  | M13 | <i>Araucaria heterophylla</i> | Norfolk pine          | 1     |
| 212-218      | Macquarie Street,<br>St Michael's Collegiate,<br>(School)                     | M4  | <i>Ulmus parvifolia</i>       | Chinese Elm           | 1     |
|              | Manresa Court (road reserve<br>opposite no. 13)                               | M15 | <i>Eucalyptus globulus</i>    | Tasmanian blue<br>gum | 1     |
| 8            | Margaret Street   | M19 | <i>Schinus molle</i>          | peppercorn tree       | 1     |
| 11 & 13      | Margaret Street   | M20 | <i>Pyrus communis</i>         | pear tree             | 4     |
| 11           | Margaret Street   | M21 | <i>Buxus sempervirens</i>     | English box<br>hedge  | hedge |



|     |   |     |  |                    |                  |
|-----|---|-----|--|--------------------|------------------|
| 4   | Marievile Esplanade   | M22 | <i>Schinus molle</i>                       | peppercorn tree    | 1                |
|     | McKenzie Street (adjacent to child care centre at 24-26 Weld Street)  | M16 | <i>Ulmus glabra 'lutescens'</i>            | Golden elm         | 1                |
| 169 | Melville Street   | M23 | <i>Juglans regia</i>                       | English walnut     | 1                |
| 52  | Montagu Street  | M24 | <i>Cupressus torulosa</i>                  | Bhutan cypress     | hedge            |
| 111 | Montagu Street  | M25 | <i>Ulmus glabra 'Lutescens'</i>            | golden elm         | 1                |
| 1   | Mortimer Avenue   | M5  | <i>Cupressus Lorulosa</i>                  | Bhutan Cypress     | 32               |
| 16  | Mortimer Avenue   | M6  | <i>Betula pendula</i>                      | Silver Birch       | 1                |
| 18  | Mortimer Avenue   | M7  | <i>Betula pendula</i>                      | Silver Birch       | 1                |
| 55  | Mount Stuart Road   | M8  | <i>Taxus baccata 'Aurea'</i>               | Irish Yew          | 1                |
| 55  | Mount Stuart Road   | M11 | <i>Laurus nobilis</i>                      | Bay Tree           | 1                |
| 23  | Murray Street, St Davids Cathedral,   | M9  | <i>Quercus ilex</i>                        | Holm oak           | 1                |
| 23  | Nelson Road (Queensborough Oval)  | N2  | <i>Pinus radiata</i>                       | radiata pine       | 4                |
|     | Nelson Road (Road reserve adjacent to 108-108A Nelson Rd)   | N3  | <i>Eucalyptus globulus</i>                 | Tasmanian blue gum | 1                |
| 23  | Nelson Road, and Peel Street (boundary of Queensborough oval, including small separate section at end of Peel St) | N1  | <i>Cupressus/Hesperocyparis macrocarpa</i> | Monterey cypress   | Hedge and 1 tree |
| 228 | New Town Road (Ogilvie High School)   | N4  | <i>Salix babylonica</i>                    | weeping willow     | 1                |
| 228 | New Town Road (Ogilvie High School)   | N5  | <i>Quercus palustris</i>                   | Pin oak            | 1                |
|     | Ogilvie Street and Canning Court corner (road reserve adjacent to 4 Ogilvie Street)                               | O2  | <i>Eucalyptus viminalis</i>                | Manna Gum          | 1                |
| 14  | Old Farm Road   | O1  | <i>Notalaea ligustrina</i>                 | Native Olive       | 1                |

|         |  |     |  |                                   |       |
|---------|--|-----|--|-----------------------------------|-------|
| 13      | Parliament Street  | P1  | <i>Cupressus/Hesperocyparis macrocarpa</i>     | Monterey cypress                  | hedge |
|         | Petty Street nature strip  | P2  | <i>Corymbia ficifolia</i>                      | flowering gum                     | 1     |
|         | Petty Street (road reserve adjacent to 4 Petty Street)                                 | P5  | <i>Eucalyptus morrisbyi</i>                    | Morrisby's gum                    | 1     |
| 24      | Princes Street   | P6  | <i>Abies numidica</i>                          | Algerian fir                      | 1     |
| 113     | Princes Street (Princes Street Primary School)   | P3  | <i>Platanus acerifolia</i>                     | London Plane Tree                 | 2     |
| 6       | Proctors Road  | P4  | <i>Phoenix dactylifera</i>                     | Date palm                         | 1     |
|         | Quayle Street (median strip)   | Q1  | <i>Platanus x hispanica</i>                    | Plane tree                        | 23    |
|         | Quayle Street (opposite 4 Quayle Street)   | Q2  | <i>Eucalyptus globulus</i>                     | Blue gum                          | 1     |
| 6       | Quorn St (corner of Quorn and David Ave)   | Q3  | <i>Cupressus/Hesperocyparis macrocarpa</i>     | Monterey cypress                  | hedge |
| 68      | Risdon Road  | R1  | <i>Araucaria heterophylla</i>                  | Norfolk Island Pine               | 2     |
|         | Risdon Road (trees located either side of the road outside no 74 - Lauderdale Cottage) | R3  | <i>Platanus x acerifolia and Ulmus procera</i> | London plane tree and English elm | 2     |
| 6       | Romilly Street   | R4  | <i>Quercus robur</i>                           | English oak                       | 1     |
| 18      | Roope Street   | R5  | <i>Quercus robur</i>                           | English oak                       | 1     |
| 16      | Rosehill Crescent  | R2  | <i>Eucalyptus viminalis</i>                    | White Gum                         | 1     |
|         | Salier Crescent (road reserve, adjacent to no 15 next to bus stop)                     | S22 | <i>Fraxinus oxycarpa 'Raywoodii'</i>           | Claret Ash                        | 1     |
| 892     | Sandy Bay Rd   | S29 | <i>Eucalyptus globulus</i>                     | Tasmanian blue gum                | 2     |
| 629-663 | Sandy Bay Rd (Alexandra Battery Park, Churchill Avenue frontage)                       | S26 | <i>Eucalyptus viminalis</i>                    | White gum                         | 1     |

|       |  |     |                                   |                       |       |
|-------|--|-----|-----------------------------------|-----------------------|-------|
| 908   | Sandy Bay Rd (The Grange Picnic Area)                    | S31 | <i>Eucalyptus globulus</i>        | Tasmanian blue gum    | 1     |
| 51-53 | Sandy Bay Road   | S7  | <i>Quercus robur</i>              | English Oak           | 2     |
| 51-53 | Sandy Bay Road   | S8  | <i>Arbutus unedo</i>              | Irish Strawberry Tree | 1     |
| 51-53 | Sandy Bay Road   | S9  | <i>Magnolia grandiflora</i>       | Magnolia              | 2     |
| 74    | Sandy Bay Road   | S18 | <i>Ulmus procera</i>              | English elm           | 3     |
| 74    | Sandy Bay Road   | S35 | <i>Cedrus deodar</i>              | deodar cedar          | 1     |
| 67    | Sandy Bay Road   | S36 | <i>Hesperocyparis macrocarpa</i>  | Monterey cypress      | 1     |
| 296   | Sandy Bay Road   | S37 | <i>Ulmus procera</i>              | English elm           | 2     |
| 410   | Sandy Bay Road   | S38 | <i>Araucaria heterophylla</i>     | Norfolk Island pine   | 1     |
| 469   | Sandy Bay Road   | S11 | <i>Phoenix canariensis</i>        | Canary Island Palm    | 1     |
| 491   | Sandy Bay Road   | S39 | <i>Cupressus x leylandii</i>      | Leyland cypress       | hedge |
| 564   | Sandy Bay Road   | S12 | <i>Fagus sylvatica 'Purpurea'</i> | European Copper Beech | 1     |
| 564   | Sandy Bay Road   | S13 | <i>Pyrus communis</i>             | Common Pear           | 1     |
| 609   | Sandy Bay Road   | S14 | <i>Phoenix canariensis</i>        | Canary Island Palm    | 1     |
| 117   | Sandy Bay Road   | S25 | <i>Eucalyptus viminalis</i>       | White gum             | 1     |
| 646A  | Sandy Bay Road   | S27 | <i>Eucalyptus globulus</i>        | Tasmanian blue gum    | 2     |
| 706   | Sandy Bay Road   | S28 | <i>Eucalyptus globulus</i>        | Tasmanian blue gum    | 1     |
|       | Sandy Bay Road (between Derwentwater and Waimea Avenues) | S30 | <i>Platanus x acerifolia</i>      | London plane tree     | 12    |

|     |  |     |  |                                      |    |
|-----|--|-----|--|--------------------------------------|----|
|     | Sandy Bay Road (road reserve adjacent to 55A Sandy Bay Road) | S10 | <i>Quercus robur</i>                     | English Oak                          | 1  |
|     | Sandy Bay Road (road reserve adjacent to 82 Sandy Bay Road)  | S19 | <i>Ulmus procera</i>                     | English elm                          | 4  |
|     | Sandy Bay Road (road reserve adjacent to 82 Sandy Bay Road)  | S20 | <i>Cupressus torulosa</i>                | Bhutan cypress                       | 1  |
| 410 | Sandy Bay Road (south of the entrance gates of c1928-30)     | S21 | <i>Sequoiadendron giganteum</i>          | giant sequoia                        | 2  |
| 20  | Sandy Bay Road (St Davids Park)                              | S23 | <i>Fagus sylvatica and Tilia cordata</i> | European beech and small-leaved lime | 4  |
| 20  | Sandy Bay Road (St Davids Park)                              | S24 | <i>Eucalyptus globulus</i>               | Tasmanian blue gum                   | 1  |
|     | Sandy Bay Road, Maning Ave Reserve                           | S6  | <i>Ulmus procera</i>                     | English Elm                          | 1  |
| 9   | St Johns Avenue  | S16 | <i>Ulmus procera</i>                     | English Elm                          | 1  |
| 12  | St Johns Avenue  | S40 | <i>Carpinus betulus</i>                  | European hornbeam                    | 1  |
| 14  | St Johns Avenue  | S17 | <i>Quercus robur</i>                     | English Oak                          | 2  |
|     | St Johns Avenue, St Johns Park                               | S1  | <i>Quercus robur</i>                     | English Oak                          | 24 |
| 12  | St Johns Avenue, St Johns Park (near Creek Road frontage)    | S2  | <i>Aesculus hippocastanum</i>            | Horse Chestnut                       | 1  |
| 209 | Strickland Avenue  | S3  | <i>Eucalyptus viminalis</i>              | White Gum                            | 1  |
| 9   | Summerhill Road  | S4  | <i>Acer palmatum</i>                     | Japanese Maple                       | 1  |
| 64  | Summerleas Road  | S5  | <i>Eucalyptus pulchella</i>              | White Peppermint                     | 2  |
|     | Suncrest Avenue (Road reserve adjacent to no. 5)             | S33 | <i>Chamaecyparis lawsoniana</i>          | Lawson cypress                       | 2  |
| 30  | Swan Street  | S41 | <i>Morus rubra</i>                       | mulberry tree                        | 1  |

|     |  |     |                                      |                         |   |
|-----|--|-----|--------------------------------------|-------------------------|---|
| 120 | Swanston Street  | S34 | <i>Eucalyptus globulus</i>           | Tasmanian blue gum      | 1 |
| 29  | Tower Road (front garden)  | T1  | <i>Phoenix dactylifera</i>           | Date palm               | 1 |
| 36  | View St  | V1  | <i>Fagus sylvatica</i><br>'Purpurea' | copper beech            | 1 |
| 168 | Warwick Street   | W9  | <i>Pyrus communis</i>                | Pear tree               | 1 |
| 224 | Warwick Street   | W10 | <i>Pyrus communis</i>                | Pear tree               | 1 |
| 40  | Waterworks Road  | W6  | <i>Eucalyptus globulus</i>           | Tasmanian Blue Gum      | 1 |
| 46  | Waterworks Road  | W7  | <i>Eucalyptus globulus</i>           | Tasmanian Blue Gum      | 1 |
| 220 | Waterworks Road<br>(Waterworks Reserve)                          | W14 | <i>Eucalyptus globulus</i>           | Tasmanian blue gum      | 1 |
| 4   | Weld Street  | W1  | <i>Cupressus species</i>             | Cypress species         | 1 |
| 4   | Weld Street  | W2  | <i>Sophora microphylla</i>           | Kowhai                  | 1 |
| 58  | Wentworth Street   | W11 | <i>Ulmus minor</i> 'Variegata'       | Silver elm              | 1 |
|     | Wentworth Street, (road reserve adjacent to 98 Wentworth Street) | W4  | <i>Eucalyptus globulus</i>           | Tasmanian Blue Gum      | 1 |
| 26  | Willowdene Avenue  | W8  | <i>Salix babylonica</i>              | Weeping Willow          | 1 |
|     | Woodcutters Drive (Tolmans Hill park)                            | W12 | <i>Eucalyptus globulus</i>           | Tasmanian blue gum      | 1 |
| 17  | Woodcutters Road   | W13 | <i>Eucalyptus globulus</i>           | Tasmanian blue gum      | 1 |
| 66  | York Street  | Y1  | <i>Phoenix canariensis</i>           | Canary Island date palm | 1 |

#### Footnotes

L1 Reference number in City of Hobart Significant Tree Register

## Part F

# Specific Area Plans

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### F1.0 Gregory Street Specific Area Plan

#### F1.1 Purpose of Specific Area Plan

F1.1.1 The purpose of this specific area plan is to ensure that development of land in Gregory Street is in conformity with and reinforces the characteristic uses in the street and the building forms that comprise the streetscape.

#### F1.2 Application of Specific Area Plan

F1.2.1 This specific area plan applies to the area of land designated as Gregory Street Specific Area Plan on Figure F1.1.

#### F1.3 Development Standards for Buildings and Works

##### F1.3.1 Streetscape Character

| Objective:  |  |
|---|--|
| To reinforce the existing character of the streetscape and encourage the design of any new development to be more reflective of the transition to the adjacent residential areas.   |  |
| Acceptable Solutions  | Performance Criteria   |
| A1<br>(a) Existing front fences, walls and hedges on properties in the Inner Residential Zone must be retained;<br>(b) Existing front gardens or paved areas on properties in the Local Business Zone must be retained;<br>(c) The maximum height of any new front fence or wall is 1.2m. | <b>P1</b><br>Development shall not adversely affect the residential character and scale of the streetscape. The use of paving in areas between the building and the street may be acceptable where front gardens or fences are not retained. |

##### F1.3.2 Residential Amenity

| Objective:  |                      |
|---|----------------------|
| To reinforce the existing character of the streetscape and encourage the design of any new development to be more reflective of the transition to the adjacent residential areas. |                      |
| Acceptable Solutions  | Performance Criteria |

|  |   |
|--|---|
| <p><b>A1</b></p> <p>Fences or walls must be erected along boundaries between residential and commercial land use and the Inner Residential and Local Business Zones.</p> | <p><b>P1</b></p> <p>The backyard amenity of residences adjoining commercial properties must be protected by appropriate measures to limit noise transmission and loss of privacy.</p> |
|--|---|

### F1.3.3 Lighting in Car Parks and Pedestrian Areas

|  |  |
|--|--|
| Objective:   |  |
| To ensure that well designed lighting provided in pedestrian areas and car parks is adequate for pedestrian safety.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Lighting provided in the off street pedestrian network and car park areas, must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be attached to buildings or be free standing lamp posts;</li> <li>(b) be vandal proof;</li> <li>(c) be consistent with Council specifications.</li> </ul> | <p><b>P1</b></p> <p>Lighting must be:</p> <ul style="list-style-type: none"> <li>(a) adequate to ensure pedestrian safety; and</li> <li>(b) sited and designed so as to: <ul style="list-style-type: none"> <li>(i) reinforce the character of the area;</li> <li>(ii) avoid unacceptable levels of glare or spillage onto neighbouring residential properties.</li> </ul> </li> </ul> |

### F1.3.4 Surface Treatments

|  |  |
|--|--|
| Objective:   |  |
| To ensure the application of a consistent style and hierarchy of paving for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Paving materials for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas must be:</p> <ul style="list-style-type: none"> <li>(a) asphalt for public paths;</li> <li>(b) asphalt for car parks;</li> <li>(c) terracotta pavers for shared pedestrian/driveways in car parks; or</li> </ul> | <p><b>P1</b></p> <p>Paving materials must make a positive contribution to the streetscape.</p> |

|   |  |
|---|--|
| (d) terracotta pavers in semi-private pedestrian lanes between buildings. |  |
|---|--|

### F1.3.5 Building Height

| Objective:  |  |
|---|--|
| To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone. |  |
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br>Buildings must be no more than 1 storey in height or 2 storeys if both adjoining buildings are 2 storeys.  | <b>P1</b><br>Building height must be no more than 12 metres and must be compatible with the scale of nearby buildings. |

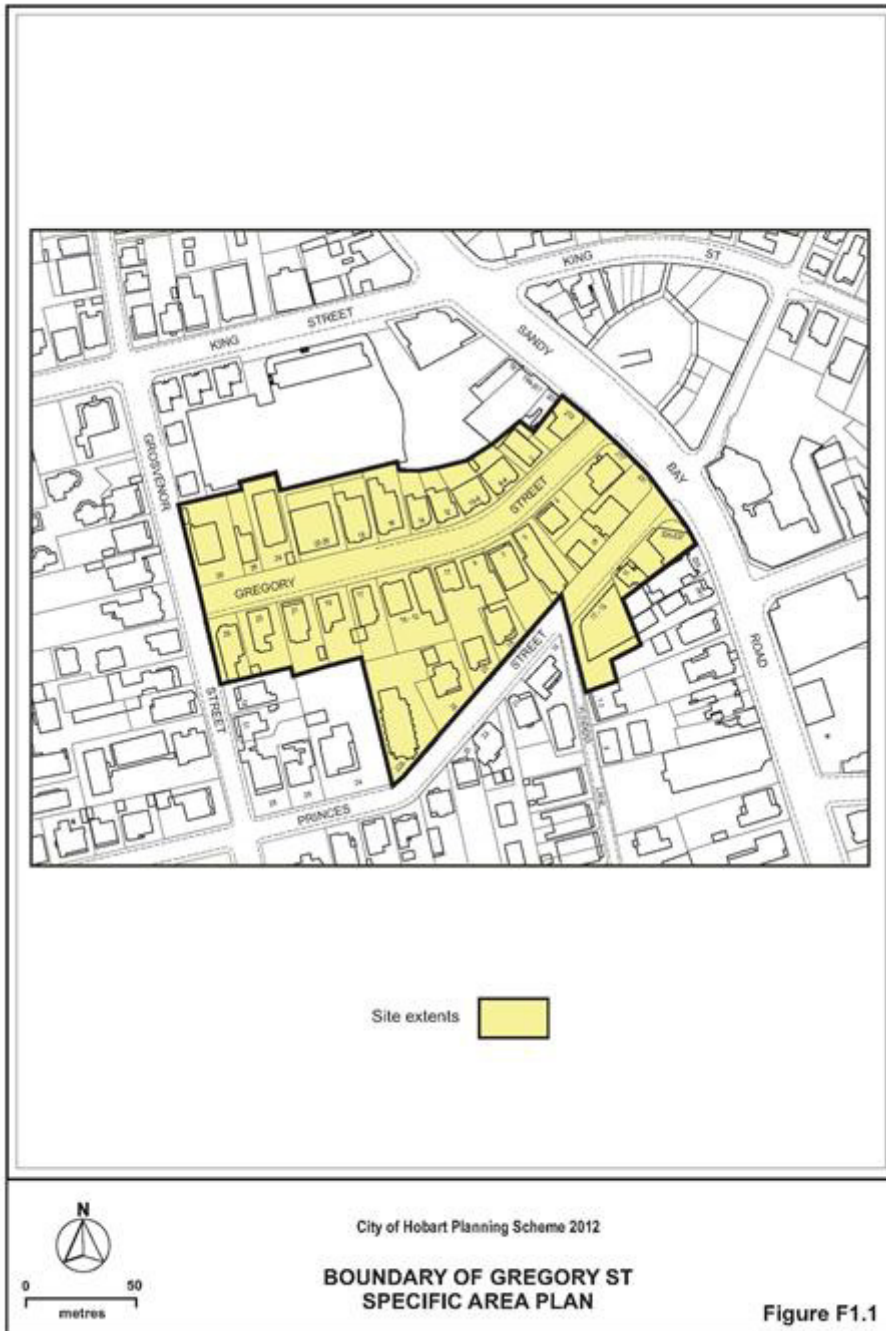
## F1.4 Additional Sign Standards

F1.4.1 The following standards apply to signs in addition to those specified in the Signs Code:

- (a) Advertising signage for each property is restricted to either:
- (i) Non illuminated wall signs on building frontages, a single below awning sign and a single portable sign; or
  - (ii) A single non-illuminated ground base sign or a single non- illuminated pole sign not exceeding 4m in height.

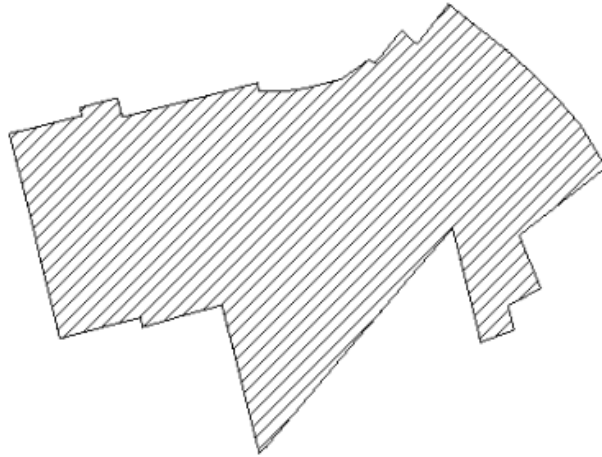


Figure F1.1 Boundary of Gregory Street Specific Area Plan



## Map F1 Gregory Street Specific Area Plan - LISTmap

Open the full map extent ([link to the interactive map](#))



[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=526352,5250801,526943,5250567&srs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE%3D%27116.SAP.1%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=526352,5250801,526943,5250567&srs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE%3D%27116.SAP.1%27)

## F2.0 North Hobart Specific Area Plan

### F2.1 Purpose of Specific Area Plan

F2.1.1 The purpose of this specific area plan is to ensure that:

- (a) development of land fronting Elizabeth Street in the Local Business Zone in North Hobart is in conformity with and reinforces the characteristic uses in the street and the building forms that comprise the streetscape;
- (b) new development continues the traditional height and rectangular building form parallel to Elizabeth Street where buildings are either one or two storeys;
- (c) all new development is built to the street edge and improves pedestrian amenity and convenience;
- (d) protection from the elements for the pedestrian is provided, primarily by the retention and/or introduction of awnings;
- (e) the historic streetscape and particularly the red brick character of many individual buildings is retained;
- (f) painting of intact brickwork on the Elizabeth Street frontage does not occur;

- (g) the diversity and intactness of shop fronts is maintained through the retention of the physical fabric of existing shop fronts;
- (h) development provides detail and architectural interest at various levels of the streetscape, inset doorways and associated detailing are encouraged as they contribute to the diverse pattern of the existing streetscape;
- (i) development reinforces the existing hierarchy and network of public spaces and does not build in laneways; and
- (j) integrated artwork/s are encouraged to contribute to the cultural and artistic focus that has developed in North Hobart.

## F2.2 Application of Specific Area Plan

F2.2.1 This specific area plan applies to the area of land designated as North Hobart Specific Area Plan on Figure F2.1.

## F2.3 Development Standards for Buildings and Works

F2.3.1 Street space (the land between the lot boundaries on either side of Elizabeth Street)

| Objective:   |  |
|--|--|
| To reinforce the existing dimension and scale of the street space and encourage formal enclosure of the streetscape. |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br>Building setback from a frontage must be 0 m.   | <b>P1</b><br>Development affecting a place of cultural significance where the principle building is set back from the front boundary is the only circumstance where the introduction or retention of a setback may be appropriate. |

F2.3.2 Building form

|  |
|--|
| Objective:   |
| To ensure that development:  |
| (a) is similar in height and bulk to buildings in the immediate vicinity and does not result in an intrusion to the streetscape; |
| (b) reinforces the pattern of vertical emphasis, with each building individually identifiable even if lot amalgamation occurs;   |
| (c) reinforces characteristic solid (wall) to void (opening) ratio; and  |
| (d) retains the traditional streetscape fabric.  |

| Acceptable Solutions  | Performance Criteria   |
|---|--|
| <p><b>A1</b></p> <p>Development must:</p> <p>(a) have a building height of no more than two storeys;</p> <p>(b) have a building height of no more than 9m;</p> <p>(c) if single storey, have a building height of no less than 4.8m (refer to figure F2.2).</p> | <p><b>P1</b></p> <p>Development must not overtly project above or below adjacent buildings.</p>  |
| <p><b>A2</b></p> <p>Elizabeth Street building elevation width must be between 7m and 12m (refer to Figure F2.3).</p>  | <p><b>P2</b></p> <p>Development with an Elizabeth Street elevation width greater than 12m, must articulate elevation and roof to form a pattern of individually identifiable entities (at regular intervals of between 7m to 12m.)</p> |
| <p><b>A3</b></p> <p>Development must have a void to wall face ratio of:</p> <p>(a) 15%-25% above awnings; and</p> <p>(b) 25%-60% below awnings (refer to Figure F2.4).</p>  | <p><b>P3</b></p> <p>Development should not be inconsistent with the characteristic solid (wall) to void (opening) ratio.</p>   |
| <p><b>A4</b></p> <p>The physical fabric of a traditional shopfront must be retained.</p>  | <p><b>P4</b></p> <p>A shopfront may be replaced if it can be demonstrated that the shopfront is not a critical component of the traditional streetscape.</p>   |

### F2.3.3 Awnings

| Objective:  |   |
|---|---|
| To reinforce the strong horizontal line of awnings in the streetscape (refer to Figure F2.5). |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Awnings must be retained or reinstated.</p>                               | <p><b>P1</b></p> <p>Development of the Elizabeth Street elevation which does not retain/reinstate an awning must demonstrate that the elevation in question was</p> |

|   |  |
|---|--|
|   | originally designed without an awning and that the pattern of development should continue.   |
| <b>A2</b><br>Awnings must be no deeper than 450mm at the street edge.   | <b>P2</b><br>Awnings must be of sufficient height above the footpath to provide adequate clearance for the movement of persons and goods. An awning must not overwhelm the building to which it is attached.   |
| <b>A3</b><br>Awnings must be made of non-combustible materials.   | <b>P3</b><br>No Performance Criteria.  |
| <b>A4</b><br>Awnings must cover 80-90% of the footpath provided that a 450mm clearance between edge of kerb and edge of awning is maintained. | <b>P4</b><br>Awnings must be of sufficient width to provide protection for pedestrians and fit in with the pattern of the streetscape. Where the footpath has been extended such as at corners, pedestrian crossings etc, awnings are to be 80-90% of the typical footpath width within the street. An awning must provide 450mm clearance between edge of kerb and edge of parapet. |
| <b>A5</b><br>The clearance between an awning and the footpath must be 2.7m to 3.6m.   | <b>P5</b><br>Awnings must be of sufficient height above the footpath to provide adequate clearance for the movement of persons and goods.  |

#### F2.3.4 Materials

|  |  |
|--|--|
| Objective:   |  |
| To retain the remaining surface treatments of buildings as originally constructed and ensure that new materials make a positive contribution to the streetscape. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>(a) Unpainted or unrendered brick and stonework must not be painted or rendered;  | <b>P1</b><br>Materials make a positive contribution to the streetscape by: |

|   |  |
|---|--|
| <p>(b) No sandblasting of masonry walls or the removal of coatings on masonry walls is undertaken;</p> <p>(c) Acceptable new materials are:</p> <p>(i) masonry: red brick, stone (particularly sandstone);</p> <p>(ii) metal finishes: chrome plate, stainless steel, brass, (as window frames, architectural hardware, awning soffits, ceiling linings);</p> <p>(iii) custom orb metal sheet, (as roofing);</p> <p>(iv) timber (as window frames, doors, interior floors and architectural details).</p> | <p>(a) recognising and responding to the palette of materials that comprise the enduring image of central North Hobart;</p> <p>(b) respecting rather than mimicking the existing palette; and</p> <p>(c) displaying their inherent character - e.g. fake materials (those designed to appear as another finish) are inappropriate.</p> |
|---|--|

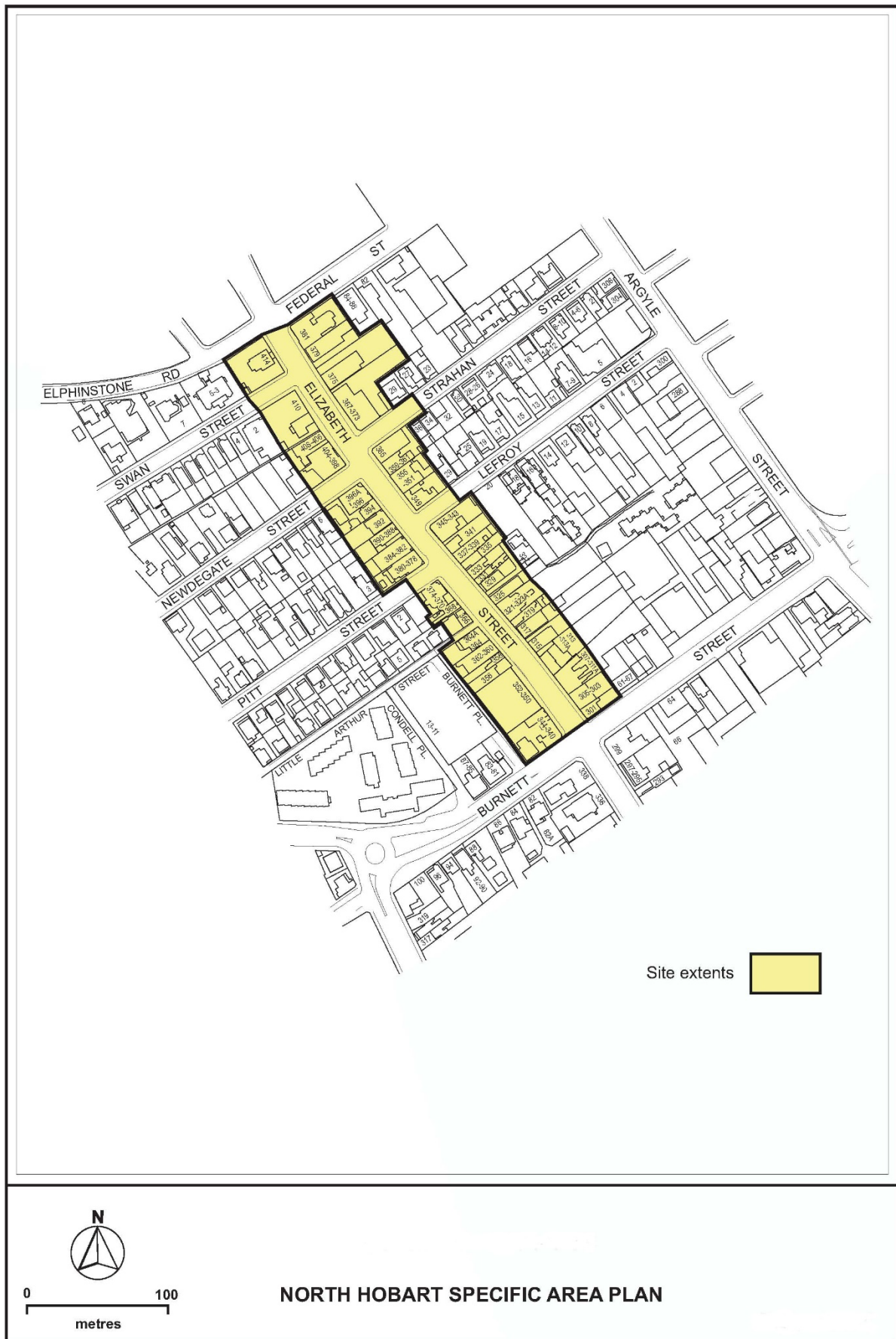
## F2.4 Additional Sign Standards

F2.4.1 The following standards apply to specific sign types in addition to those specified in the Signs Code Table E.17.2:

|  |
|--|
| Above Awning Signs   |
| <p>(a) Minimum distance between any other Above Awning Sign or Horizontal Projecting Wall Sign is 2400mm.</p> <p>(b) Must not be approved if there is a Below Awning Sign on the same site.</p> <p>(c) Must not be internally illuminated.</p> <p>(d) Must not be approved if a Below Awning or Horizontal Projecting Wall Sign located at awning level can be used.</p> |
| Awning Fascia Signs  |
| <p>(a) Must not project from the face of the fascia i.e. they must be painted on.</p> <p>(b) Must not be illuminated.</p>  |
| Below Awning Signs   |
| <p>(a) Minimum distance between any other Below Awning Sign or Horizontal Projecting Wall Sign is 2400mm.</p> <p>(b) Minimum distance from the side boundary of the site is 1200mm.</p> <p>(c) Must not be approved if there is an Above Awning Sign on the same site.</p> <p>(d) Sign to be perpendicular to building facade.</p>                                       |

|  |
|--|
| Wall Signs   |
| (a) Maximum dimensions shall be equal to or less than an under awning sign.<br>(b) Must not be illuminated.<br>(c) Must be face mounted. |

Figure F2.1 Boundary of North Hobart Specific Area Plan



**NORTH HOBART SPECIFIC AREA PLAN**



Figure F2.2 Building Form: Height

Examples of buildings of appropriate height



Figure F2.3 Building Form: Elevation Width

Example of buildings with appropriate elevation width.



Figure F2.4 Building Form: Solid/Void Ratio

Example of building with appropriate solid to void proportion.

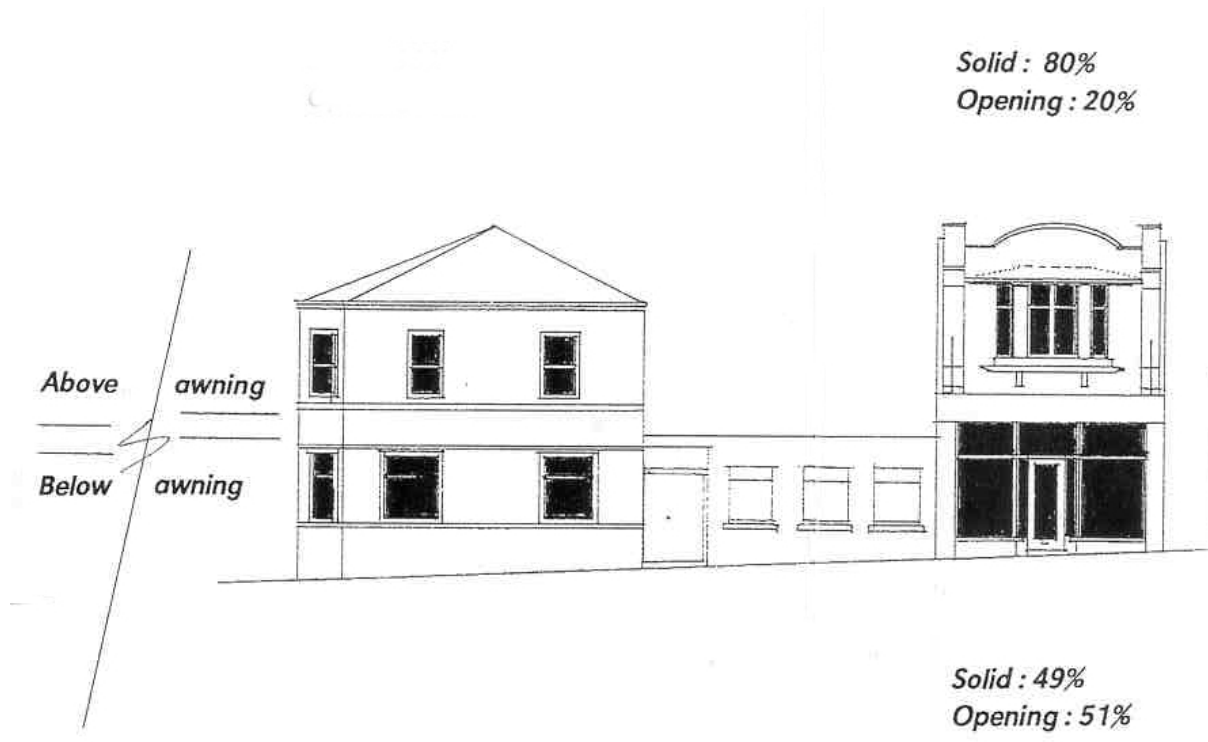
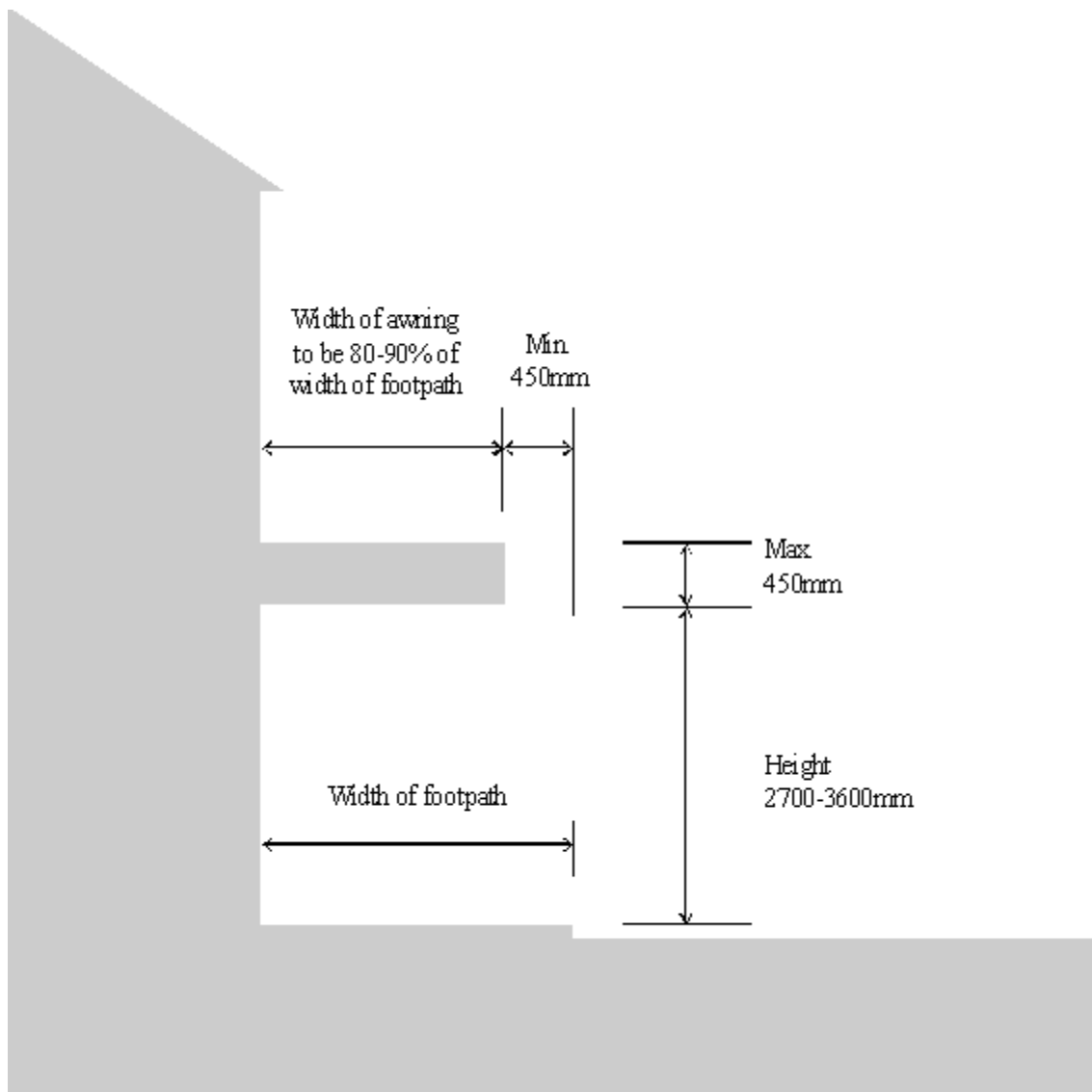
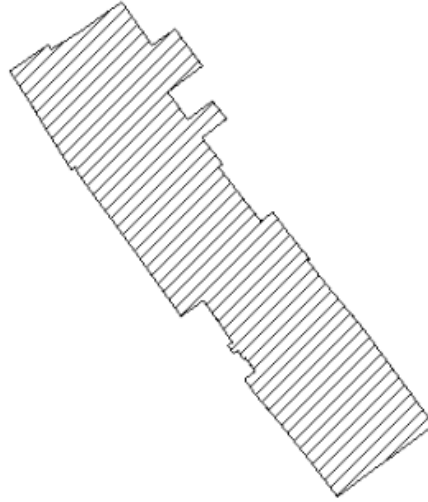


Figure F2.5 Awnings



## Map F2 North Hobart Specific Area Plan - LISTmap

Open the full map extent (link to the [interactive map](#))



[https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525278,5253440,526256,%205252986&srs=EPSG:28355&bmlayer=3&layers=965&query=965:O\\_CODE%3D%27116.SAP.2%27](https://maps.thelist.tas.gov.au/listmap/app/list/map?bbox=525278,5253440,526256,%205252986&srs=EPSG:28355&bmlayer=3&layers=965&query=965:O_CODE%3D%27116.SAP.2%27)

### **F3.0 Wellington Park Specific Area Plan**

#### **F3.1 Purpose of Specific Area Plan**

F3.1.1 The purpose of this specific area plan is to ensure that use and development in Wellington Park is undertaken in accordance with the Wellington Park Management Plan.

#### **F3.2 Application of Specific Area Plan**

F3.2.1 This specific area plan applies to Wellington Park as defined<sup>L1</sup> in the *Wellington Park Act 1993*.

F3.2.2 Notwithstanding any other provision of this planning scheme, any use or development of land in Wellington Park must be undertaken in accordance with the provisions of the Wellington Park Management Plan<sup>L2</sup>.

#### **Footnotes**

L1 Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied pursuant to sections 6, 7 and 8 of the *Wellington Park Act 1993*.

L2 Management plan means any management plan approved under section 23 (*Wellington Park Act 1993*) and for the time being in force in respect of Wellington Park.

### **F4.0 Royal Hobart Hospital Helipad Airspace Specific Area Plan**

#### **F4.1 Purpose of Specific Area Plan**

F4.1.1 The purpose of this specific area plan is to ensure that development of land does not obstruct safe air navigation of aircraft approaching and departing the Royal Hobart Hospital helipad.

#### **F4.2 Application of Specific Area Plan**

This specific area plan applies to the area of land designated as the Royal Hobart Hospital Helipad Airspace Specific Area Plan on Figure F4.1.

#### **F4.3 Development Standards for Buildings and Works**

##### **F4.3.1 Building Height**

|   |                             |
|---|-----------------------------|
| Objective:  |                             |
| To ensure that buildings do not interfere with safe aircraft operations in the vicinity of the Royal Hobart Hospital helipad. |                             |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> |

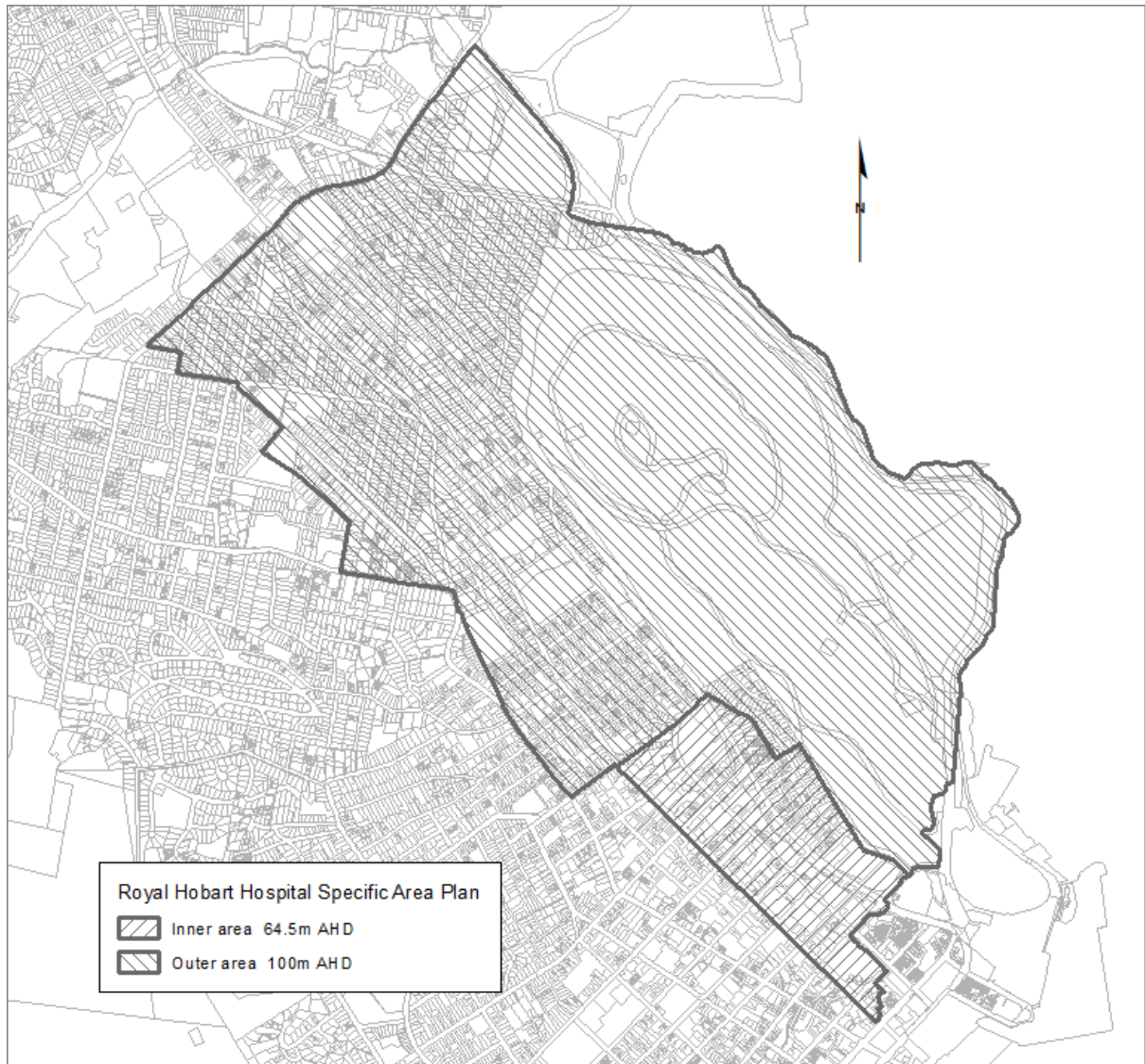
|   |  |
|---|--|
| <p><b>A1</b></p> <p>Building height including minor protrusions, masts or aerials within the areas shown on Figure F4.1 must be no more than:</p> <p>(a) 64.5m AHD if within the Inner Area;</p> <p>(b) 100m AHD if within the Outer Area</p> | <p><b>P1</b></p> <p>Buildings that exceed the specified height must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from the Civil Aviation Safety Authority, the Department of Health and Human Services and the helipad operator.</p> |
|---|--|

Note: Clause F4.3.1 does not conflict with development standards relating to height which apply to the area of land to which this specific area plan applies. Clause F4.3.1 is to operate concurrently with the zone development standards relating to height and not prevail over them.

#### **F4.4 Conditions and Restrictions on a Permit**

F4.4.1 The planning authority may impose conditions on a permit to ensure that cranes or other temporary structures used in the construction of a development that may exceed the specified height in subclause F4.3.1 A1 do not create an obstruction or hazard for the operation of aircraft having regard to any advice from the Civil Aviation Safety Authority, the Department of Health and Human Services and the helipad operator.

Figure F4.1 Royal Hobart Hospital Helipad Airspace Specific Area Plan



# Appendices

## Appendix 1 - Referenced and Incorporated Documents

| Incorporated Documents |                    |             |
|------------------------|--------------------|-------------|
| Document Title         | Description        | Date        |
| insert document title  | insert description | insert date |

| Referenced Documents                     |                           |               |
|--|---------------------------|---------------|
| Document Title                           | Description               | Date          |
| City of Hobart Significant Tree Register | Referenced in Table E24.1 | 22 March 2024 |

## Appendix 2 - Planning Scheme Amendments

| Number        | Description        | Effective Date |
|---------------|--------------------|----------------|
| insert number | insert description | insert date    |

## Appendix 3 - Planning Purposes Notice

### Decision

| Description              | Effective Date   |
|--------------------------|------------------|
| Planning Purposes Notice | 22 February 2021 |



*Land Use Planning and Approvals Act 1993*

PLANNING PURPOSES NOTICE

I, ROGER CHARLES JAENSCH, the Minister for Planning, in pursuance of section 30EA(9) of the *Land Use Planning and Approvals Act 1993* (the Act) and on the recommendation of the Tasmanian Planning Commission, revoke the planning purposes notice issued on 12 June 2015; and further, in pursuance of section 30EA(2) of the Act and on the recommendation of the Tasmanian Planning Commission, issue the following planning purposes notice:

- (a) A local provision contained within a code or specific area plan specified in Part 1 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Hobart City Council, an overriding local provision where there is a conflict with any common mandatory provision in E1.0 Bushfire Prone Areas Code in the relevant scheme;
- (b) A local provision contained within a code or specific area plan specified in Part 2 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Hobart City Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 10.0 General Residential Zone in the relevant scheme;
- (c) A local provision contained within a code, specific area plan, or provision specified in Part 3 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Hobart City Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 11.0 Inner Residential Zone in the relevant scheme;
- (d) A local provision that:
  - (i) consists of a provision containing the wording set out in Part 4 of Schedule 1; or
  - (ii) is a provision specified in Part 4 of Schedule 1;is, if included in a relevant scheme in relation to the municipal area for the Hobart City Council, a conflicting local provision.

Dated this 22nd day of February 2021

ROGER CHARLES JAENSCH  
Minister for Planning

# Schedule 1

## **Part 1 – Overriding local provisions – E1.0 Bushfire Prone Areas Code**

|       |   |
|-------|---|
| E3.0  | Landslide Code  |
| E5.0  | Road and Railways Assets Code                           |
| E8.0  | Electricity Transmission Infrastructure Protection Code |
| E9.0  | Attenuation Code  |
| E10.0 | Biodiversity Code                                       |
| E11.0 | Waterways and Coastal Protection Code                   |
| E13.0 | Historic Heritage Code                                  |
| E15.0 | Inundation Prone Areas Code                             |
| E16.0 | Coastal Erosion Hazard Code                             |
| E20.0 | Acid Sulphate Soils Code                                |
| E21.0 | On-site Wastewater Management Code                      |
| E24.0 | Significant Trees Code                                  |

## **Part 2 – Overriding local provisions – 10.0 General Residential Zone**

|       |   |
|-------|---|
| E2.0  | Potentially Contaminated Land Code                      |
| E3.0  | Landslide Code  |
| E5.0  | Road and Railway Asset Code                             |
| E7.0  | Stormwater Management Code                              |
| E8.0  | Electricity Transmission Infrastructure Protection Code |
| E9.0  | Attenuation Code  |
| E10.0 | Biodiversity Code                                       |
| E11.0 | Waterways and Coastal Protection Code                   |
| E13.0 | Historic Heritage Code                                  |
| E15.0 | Inundation Prone Areas Code                             |
| E16.0 | Coastal Erosion Hazard Code                             |
| E20.0 | Acid Sulphate Soils Code                                |
| E24.0 | Significant Trees Code                                  |

**Part 3 - Overriding local provisions – 11.0 Inner Residential Zone**

- E2.0 Potentially Contaminated Land Code
- E3.0 Landslide Code
- E5.0 Road and Railway Asset Code
- E7.0 Stormwater Management Code
- E8.0 Electricity Transmission Infrastructure Protection Code
- E9.0 Attenuation Code
- E10.0 Biodiversity Code
- E11.0 Waterways and Coastal Protection Code
- E13.0 Historic Heritage Code
- E15.0 Inundation Prone Areas Code
- E16.0 Coastal Erosion Hazard Code
- E20.0 Acid Sulphate Soils Code
- E24.0 Significant Trees Code
- F1.0 Gregory Street Specific Area Plan
- F4.0 Royal Hobart Hospital Helipad Airspace Specific Area Plan

**Part 4 – Conflicting local provisions**

Nil