

User Guide

The role of the Planning Scheme	The Planning Scheme identifies planning policies and controls affecting the use, development and subdivision of all land within Clarence.
The Planning Scheme consists of maps and an Ordinance.	<p>The Planning Scheme comprises the Planning Scheme maps, which include a set of zoning and overlay maps, and the Ordinance, which is divided into the following sections:</p> <ul style="list-style-type: none"> ▪ Planning Policy Framework. ▪ General Provisions ▪ Definitions. ▪ Zones. ▪ Overlays. ▪ Specific Provisions.
Reading the Planning Scheme	<p>The Planning Scheme Maps show the zoning of land and any overlays which might also cover the land. The zones and overlays are colour coded to assist interpretation.</p> <p>The Ordinance is divided into the following sections:</p> <ul style="list-style-type: none"> ▪ Planning Policy Framework: This section identifies the State Planning Policies which apply within the City, as well as the Clarence Strategic Directions Planning Policies. The purpose of this section is to describe the long term planning aims for the use and development of land within the City. In so doing, it establishes the basis for the zone, overlay and other controls applied by the Planning Scheme. ▪ General Provisions: This section sets out how the Planning Scheme is to be operated, how it affects the legal use and development of land and the issues to be considered by Council when assessing permit applications. ▪ Definitions: This section sets out the interpretation of the key words that are used in the Planning Scheme, to distinguish how they are to be interpreted from their common use or their application within other documents. ▪ Exemptions: This section contains a list of uses and developments that do not require a planning permit. ▪ Zones: This section identifies the key controls affecting the use and development of land. Each zone describes its purpose, identifies the uses that require a permitted use application, a discretionary use application or are prohibited. The zones also specify what developments require a permit and how they are to be considered by Council. ▪ Overlays: This section operates in addition to the zone. Overlays provide additional controls that respond to specific issues that may affect the land, such as heritage or coastal management. ▪ Specific provisions: This section contains standards that are applicable to certain types of uses or developments. For example, they include car parking standards, signage controls and requirements for multiple dwelling developments.
Planning Scheme Amendments	This Planning Scheme will be changed over time in response to factors such as new economic development initiatives and environmental issues. Amendments are exhibited to allow people, groups and organisations to have input into the proposed changes.
Making a planning permit application	If a permit is required, an Application for Planning Permit form must be filled out and lodged with the Council, together with the necessary supporting documentation and plans. Applicants are therefore urged to talk to a staff member before preparing or lodging an application, as this may assist them to make a good application.
Giving notice of the application	The Land Use Planning and Approvals Act 1993 requires discretionary applications to be advertised. This involves notices in the Mercury newspaper, displayed on the site and mailed to adjoining land owners and occupiers. In addition, the views of relevant government departments may also be sought by the organisation. Only after the advertising process is finished, can Council consider such planning applications.
Complying with Permit	Permit conditions must be complied with when undertaking a use or development. Action may be taken under the Land Use Planning and Approvals Act 1993 to enforce compliance with permits.

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Scheme Administration

This section sets the manner in which the Planning Scheme is to operate, including requirements to comply with its provisions, the area covered by it, the documents which it includes and the adoption additional documents which may assist in its implementation.

1 SCHEME ADMINISTRATION

1.1 Compliance with the Planning Scheme

A use, development or subdivision must not be undertaken without a planning permit, unless the use, development or subdivision is exempted by this Planning Scheme from requiring a permit.

1.2 Area Covered By the Planning Scheme

The area to which this Planning Scheme applies is the area defined by the Municipal District, identified in the accompanying Planning Scheme Maps, and any jetties, wharves and accretions from the sea.

1.3 Planning Scheme Documents

The Planning Scheme may be cited as the Clarence Planning Scheme 2001 and comprises this Ordinance and the Maps which show the various zones and overlays.

1.4 Furtherance of the Planning Scheme

For the purposes of implementing the provisions of this Planning Scheme in general and for the administration of Clause 6 in particular, the Council may adopt special plans, designs, guidelines, codes or standards relating to any aspect of the Planning Scheme.

Planning Policy Framework

This section sets out the strategic planning policy framework for this planning scheme.

The Clarence Strategic Directions and Clarence Planning Policies must be taken into account when making decisions under this planning scheme, or preparing amendments to it.

2 STATE PLANNING POLICIES

2.1 Role of State Policies

A State Policy is part of the Resource Management System Planning System and the local government planning system. Section 13 of the State Policies and Projects Act 1993 prescribes that a State Policy overrides any planning scheme where there is any inconsistency between the Policy and a scheme. It also prescribes that planning schemes must be amended to incorporate all those parts of the State Policy which are relevant to a planning scheme.

2.2 Inventory of State Planning Policies

Policy	Approval Date	Policy Objectives/ or Principles
State Policy on the Protection of Agricultural Land	6 October 2000	<ol style="list-style-type: none">1. To provide a consistent framework for planning decisions involving agricultural land by ensuring that the productive capacity of agricultural land is considered in all planning decisions.2. To foster the sustainable development of agriculture in Tasmania by:<ul style="list-style-type: none">▪ Enabling farmers to undertake agricultural activities without being unreasonably constrained by conflicts with adjoining non agricultural land users; and▪ Providing greater direction and certainty for landowners, developers, land managers and the community in planning decisions involving agricultural land.
State Policy on Water Quality Management	26 September 1997	<ol style="list-style-type: none">1. focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;2. ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;3. ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;4. facilitate and promote integrated catchment management through the achievement of objectives (1) to (3) above; and5. apply the precautionary principle to Part 4 of this Policy.
Tasmanian State Coastal Policy	1996	<ol style="list-style-type: none">1. Natural and cultural values of the coast shall be protected.2. The coast shall be used and developed in a sustainable manner.3. Integrated management and protection of the coastal zone is a shared responsibility.

3 CLARENCE STRATEGIC DIRECTIONS

As part of the Planning Policy Framework, the Clarence Strategic Directions provides the basis for applying the Zones, Overlays and Specific Use Provisions found in this planning scheme. Together with the Clarence Planning Policies, it guides the exercise of discretion and future planning scheme amendments.

3.1 CITY PROFILE

3.1.1 Location

The City of Clarence has an area of over 386 km² and extends from the southern most part of the South Arm Peninsula, along the eastern shore of the Derwent River to Otago in the north west. It is bound on the north and east by the natural barrier of Pittwater. The northern areas of the City also include the historic township of Richmond and the agricultural lands of the southern end of the Coal River Valley.

Clarence's most striking characteristic is the intimate relationship between land and water. Peninsulas, isthmuses and causeways link the land with three main bodies of water, Ralphs Bay, Frederick Henry Bay and Pittwater. Pipe Clay Lagoon curves deeply into an eastern flank, the South Arm Peninsula is only reached over a low sandy neck, and a broader neck links the almost-island south of Lauderdale with the rest of the municipality. The Derwent divides Clarence from the western shore, while Seven Mile Beach leads towards Dodges Ferry and the coastal areas further east.

The suburbs and communities of Acton, Bellerive, Cambridge, Clarendon Vale, Geilston Bay, Howrah, Lauderdale, Lindisfarne, Mornington, Otago, Richmond, Risdon Vale, Rokeby, Rosny, Seven Mile Beach, Tranmere and Warrane are all located within Clarence.

3.1.2 Regional Context

There is a range of major land-use issues in the City, which have significance beyond the municipal boundary. They include:

Retailing. The Rosny Park shopping centre plays a regionally important role within the metropolitan retail hierarchy.

Industry: The City provides one of the few sources of greenfields land for metropolitan industrial growth, with direct access to the Hobart Airport.

Rural land. The City's rural areas contain a range of activities from hobby farming through to intensive agriculture within the southern end of the Coal Valley, where in particular the growth of intensive uses such as vineyards has occurred. Many of these businesses benefit from close proximity to the Hobart Airport.

Aquaculture. The City has a valuable oyster industry and because fresh oysters must be transferred to consumers rapidly, farms in Clarence benefit by their proximity to the Airport. However it will be important to ensure that adequate air transport remains available.

Environment and Coastline. The City has a range of significant environmental values. The coastline, Pittwater estuary and Meehan Range are significant for their ecological, environmental and scenic values, whilst most prominent regional elements are the eastern shore skyline formed by the Howrah Hills, the slopes of Droughty Point and the Derwent River foreshore.

Transportation: The City has major highway linkages leading to the centre of the metropolitan area and its major activity centres and also to the key transport interchanges for industry and commerce. The City also contains the major eastern outlet leading to the East Coast of Tasmania.

Recreation. Major recreational and open space areas in the City perform a significant role from the State to regional level. They range from Bellerive Oval to a network of parks and beaches, linear reserves and associated facilities.

Hobart Airport. The Airport plays a vital role in Tasmania's economic development, tourism and transport infrastructure. Its importance is reflected in the ongoing protection of its hinterland from

residential development. The City has worked to encourage the growth of primary industries nearby that benefit from speedy access to interstate and international markets.

3.1.3 City Overview

Clarence has the second largest population of Tasmanian local governments. However, Clarence is much more than a residential dormitory, as it contains a diverse urban area comprising environmentally significant landscapes, an increasingly important primary industry sector, the Hobart Airport and historic Richmond – Australia’s most notable Georgian village.

Clarence aims to reverse a projected population decline by reducing the out-migration and attracting more people to the City. This will depend on the success of strategy directions and marketing of the City as “*the best city in which to live, enjoy recreation and to develop or expand a business*”, which is the vision for the City enunciated in the *Clarence Strategic Plan 2000 – 2005*.

3.1.4 People

The 1996 Australian Bureau of Statistics (ABS) Census indicates that Clarence is home to over 49,000 people. This represents an increase in population of 1,181 from 1991 and 1,823 since 1986. However, the City’s overall population growth rate has slowed in line with both regional and State trends, even though some suburbs have demonstrated growth well outside such trends.

The estimated annual growth rate is less than 1%. However this is likely to decrease according to trends identified for the City by the Australian Bureau of Statistics in 1995 in the report *Socio-Economic Demographic Profile*. That report forecast the City’s population to be 53,000 in 2016 before decreasing to 50,000 by 2041.

Recent population growth trends within Clarence not been uniform, with newer suburbs such as Tranmere and Seven Mile Beach reflecting market interest in the qualities of those areas. Conversely, the older housing estates of Warrane, Mornington, Risdon Vale and Rokeby have displayed significant population decreases. The table below reflects changes to the larger suburbs and towns identified in the 1996 Census.

Population Change in Clarence

Suburb / Town	1986	1996	Change
Otago	248	470	+ 89.5%
Seven Mile Beach	847	1,057	+ 24.8%
Tranmere	923	1,113	+ 20.6%
Lauderdale	2,353	2,485	+ 5.6%
Lindisfarne	6,439	6,744	+ 4.7%
Geilston Bay	1,973	2,024	+ 2.6%
Bellerive	4,277	4,169	- 2.5%
Risdon Vale	3,702	3,587	- 3.1%
Howrah	7,756	7,292	- 6.0%
Mornington	2,687	2,239	- 16.7%
Clarendon Vale	2,201	1,823	- 17.2%
Warrane	2,616	2,159	- 17.5%
Rokeby	3,599	2,966	- 17.6%
Richmond	693	768	+10.8%

The 1995 ABS population forecast indicated that whilst the population would plateau by 2016, there are also several important factors emerging:

- A significant increase in average age in the City to around 45 to 47 years in 2041.
- The number of births in the Municipality will equal the number of deaths around 2025.
- As a proportion of the total population, 0-4 year olds will decline from current levels of 6.5% to between 5.2 and 5.6% in 2041 and 5-14 years will decline from just over 15% to 11% in 2041.

- The proportion of persons 65 years and over will increase dramatically from around 13% to as high as 26.5% in 2041.
- By 2025 22% of residents will be people less than the age of 15 whilst a further 16.4% are 60 or over.

Age and Sex Structure, 1996

Age Group	Male	Female	TOTAL
0-4	1,669	1,480	3,149
5-9	1,877	1,769	3,646
10-14	1,979	1,931	3,910
15-19	1,885	1,668	3,553
20-24	1,542	1,440	2,982
25-29	1,384	1,508	2,892
30-34	1,527	1,668	3,195
35-39	1,814	2,017	3,831
40-44	1,792	1,941	3,733
45-49	1,772	1,814	3,586
50-54	1,361	1,436	2,797
55-59	1,130	1,155	2,285
60-64	888	956	1,844
65+	2,551	3,409	5,960

3.1.5 Housing

Detached dwellings are the predominant housing form in the City. The housing profile shows single houses accounting for over 94% of all private dwellings, with 77% of all houses being either fully owned or being purchased (ABS 1996).

Vacant residential zoned lots as of December 2000 are shown in the table below. However, a survey of these lots indicated that of those listed in the table below, only 174 are actually available for development for reasons such as lack of infrastructure connections, use in conjunction with an adjoining residential lot and unwillingness to sell.

Estimated Vacant Residential Lots

Lot Size	Number of Lots (Urban Area)	Number of Lots (Villages)	Total Lots	Number of Lots Available
<1000m ²	224	128	352	106
1,000 – 1,500m ²	71	30	101	44
1,500 - 5,000m ²	36	13	49	14
>5000	22	7	29	10
TOTAL	353	178	531	174

Given the average commencements exhibited over the last 5 years, by December 2000, there was only 14 months of residential land supply available in the City. However, around 10 years of supply is desirable, to ensure that the market has reasonable choice.

Despite population trends, the City has continued to steadily develop its residential stock, as shown in the table below. This is due to a combination of factors, such as the continuing interest in new low density residential areas by young families, a trend towards smaller household sizes in the established areas (an outcome of an ageing population) and the growing number of non-traditional households.

Number of Residential Developments

Location	1994	1995	1996	1997	1998	1999	2000	Total
Lindisfarne-Geilston Bay	61	31	33	40	15	18	16	214
Bellerive-Warrane	48	29	28	17	20	18	27	187
Howrah-Tranmere	45	24	32	17	22	24	27	191
Acton	37	26	20	20	15	16	14	148
Rokeby	22	21	7	10	6	6	7	79
Richmond	19	8	12	7	8	4	16	74
South Arm-Opossum Bay	16	9	13	5	10	7	4	64
Seven Mile Beach	14	9	7	4	7	9	3	53
Otago	10	15	3	5	6	4	3	46
Sandford-Cremorne	14	10	3	6	5	4	15	57
Lauderdale	10	10	3	6	5	6	7	47
Cambridge	4	7	5	8	5	4	3	36
Montague-Rosny	11	3	1	2	3	3	4	27
Risdon Vale	-	3	4	1	-	-	6	14
TOTAL	311	205	171	148	127	123	152	1237

Urban consolidation is an important social feature of city living although it is of interest to note that the rate of unit development in Clarence is relatively low - less than 6.9% of all residential commencements in 2000.

Opportunities within the housing market also continue within the City's smaller settlements. The populations of these centres are shown in the table below. It is important to recognise the value of these communities in terms of the contribution they make to the range of residential alternatives Clarence provides.

Village Populations 1996

Village	Population
Seven Mile Beach	1,057
Richmond	768
South Arm	496
Cremorne	357
Opossum Bay	251

3.1.6 Retail and Commerce

There is a distinct hierarchy of activity centres within the City, characterised by centres with a strong mix and size of businesses. The Rosny Park Business Centre provides the major regional focus for retail, entertainment and commercial activity within the municipality and will continue to play a leading role within the region. This centre performs a major regional role, drawing trade from each side of the Derwent River, throughout the municipality and the growing areas of Sorell and Brighton, and this will continue as the centre continues to grow and provide more services and facilities.

Sub-regional weekly shopping is provided for at sub-regional centres at Howrah and Lindisfarne, while local needs are met at the smaller centres at Bellerive, Lindisfarne, Howrah, Rokeby and Lauderdale and a number of small centres. Service needs are also met by retail centres at small communities – especially Richmond, which stands out from other centres because it is substantially boosted by tourism.

The table below identifies the City's retail hierarchy and approximate commercial floor area in 2001.

Clarence Retail Hierarchy

Centre	Level in Greater Hobart Hierarchy	Retail Floor Space (square metres)
Rosny Park	Regional Centre	44,800
Lindisfarne	Sub-Regional Centre	4,820
Howrah (Shoreline)	Sub-Regional Centre	3,600
Rokeby	Community Centre	2,900
Bellerive	Community Centre	2,700
Lauderdale	Community Centre	1,200
Richmond	Community Centre	800
Risdon Vale	Community Centre	800
Howrah Beach	Small Neighbourhood Centre	325
Edgeworth (Warrane)	Small Neighbourhood Centre	325
Martinville (Clarence Street)	Small Neighbourhood Centre	320

3.1.7 Industry and Economic Development

Mornington has developed as the principal industrial area for the City, providing light industrial development opportunities on a range of lot sizes.

More recent development has occurred at Cambridge and the nearby Cambridge Airport industrial estate. A number of major industrial users with larger lot requirements have now established in the Cambridge area, which has been facilitated by advances in the levels of infrastructure. This area also has highly developed connections to the Airport and metropolitan markets.

Clarence is one of Tasmania's most important centres of commerce and industry, with more than 49,000 people relying on around 1520 businesses in the City for their employment.

The table below indicates the availability of land within industrial estates in 2000.

Clarence Industrial Estates

Industrial Estate	Location of Estate	Area of Occupied Lots 2000 (ha)	Area of Vacant Lots 2000 (ha)
Cambridge	Cambridge Road / Lamb Place / Maxwells Road	117.1	353.8
Cambridge Aerodrome	Kennedy Drive	3.87	95.0
Mornington	Mornington Road / Electra Place / Cambridge Road	42.29	77.8
Risdon Vale	Scotts Road	2.24	100.63
Rokeby	Droughty Point Road	53.97	44.04

3.1.8 Rural Areas

Clarence's rural areas extend across much of the City. These areas provide a significant rural industry base with great potential to enhance investment and growth in the City, particularly with the development of a range of intensive farming activities, including wine growing, and marine farming. Synergies with industrial processing areas and key transport links and especially the Hobart Airport provide the basis of strong sustainable competitive advantages for such industries.

The unique features of the agricultural potential of the Cambridge, Richmond and South Arm areas include:

- Proximity to the metropolitan area providing a significant market for fresh vegetables and fruit, infrastructure support, seasonal labour and transport linkages.

- Favourable mild climate that is relatively free of un-seasonal frost and rains.
- Access to the supply of irrigation water.
- Soils which support a wide range of crops including tree fruits.
- Potential for income generation from on-farm and off-farm tourist related activities.

The South Arm area is more limited in its resource due to the sandier nature of the soils and more intense affects of maritime influences on the land holdings. However, it is still an area that can contribute further to the City's agricultural resource base. Moreover the retention of land for farming units directly protects against pressure for often economically and environmentally unsustainable hobby farming development.

The Tasmanian Government has adopted a State Policy on Protection of Agricultural Land, and this must be implemented at the local government level, through the identification of classes of good agricultural land.

There is a very wide range of farm sizes and operations within the Coal River Valley with the area being historically one of dry-land cropping and grazing with cereals and sheep. In general, the size of properties have been too small for this to continue to be as profitable as more intensive operations made possible by the South East Irrigation Scheme. These areas of intensive agriculture, found mainly north of Cambridge and along the Coal River Valley beyond Richmond, are expanding into high value enterprises such vineyards, poppies, cherries, apricots, fresh vegetables and high value seed crops.

The potential for growth in intensive agriculture in this part of the City is strengthened by opportunities for cherry markets in Asia; apricots in Sydney and some overseas markets; vegetable and flower seeds, wine-grapes and specialty production of fresh vegetables for local and niche markets in Asia and interstate. These are all opportunities available to local producers.

Aquaculture in the Pittwater and Pipeclay Lagoon areas has also grown quickly. This is a key export industry for the State and one which is still expanding. However, the on-going success of the oyster industry is dependent on the production of a premium grade, quality assured product which most importantly is free of pesticide residues. Opportunity exists to expand the industry subject to the management of surrounding land uses in a compatible and sustainable manner.

3.1.9 Environment

The environment and landscape of the City is recognised for its diversity and significance in both a local and regional context. It includes the foreshore reserves, the Eastern Shore skyline, as well as important flora and fauna habitats.

The City has established a strong record of identifying and implementing appropriate planning and non-statutory initiatives to conserve these areas.

3.1.10 Open Space and Recreation

Clarence's natural open space areas are amongst its most highly valued. These areas include the foreshores, major parklands, golf courses, passive open space reserves, and regional open space. The City's open spaces also cater for the more traditional leisure and recreational demands of the community through a wide variety of sporting and active recreational facilities, including the international cricket ground, Bellerive Oval.

The ongoing development of these facilities is an important objective, reflected in the "Vision" enunciated in the *Clarence Strategic Plan 2000-2005*, which is to make Clarence "the best place to live, enjoy recreation and develop or expand business".

3.1.11 Infrastructure

An extensive transport network serves the municipality and provides linkages to the wider metropolitan region for private and public transport. Major future transport corridors within the city include the Tasman and East Derwent highways and the South Arm and Colebrook main roads.

Significant pressure exists on the City's limited east-west transport linkages which connect the principal metropolitan centres via the Tasman and Bowen Bridges.

The City is also continuing to develop a network of bicycle trails based on the Clarence Bicycle Strategy which identifies major links, particularly around the foreshore and between residential and major open space areas.

The Hobart Airport is capable of handling all aircraft on the International Register. Aprons are capable of accommodating one B747 and three B737 at the same time. Further craft can be located in the freight area together with some 10 commuter - size aircraft on a separate apron. Estimates had put passenger numbers by 750,000 by 2000, with a growth rate around 5.6%. However, given a period of rapid change in the operations of some carriers in 2000 and 2001, these forecasts are expected to change, although it is vital to economic development that growth is encouraged.

As the key gateway to southern Tasmania for most tourists and business representatives, the protection and further development of the Airport is a prime objective for the City.

3.2 KEY INFLUENCES

3.2.1 Overview

The development of this planning scheme has been guided by Council's understanding of the critical land-use issues which are likely to challenge the City's future growth and development to 2050. A brief summary of the key land-use is provided below. The objectives, strategies and implementation actions which follow respond to these issues.

3.2.2 Future housing needs

Clarence's population is continuing to age and this is likely to sustain the trend towards smaller household size. The new suburbs and rural residential areas will continue to be seen as preferred areas for families seeking new homes. The need to provide a suitable mix of housing which meets the future needs of the City, and to optimise the use of supporting infrastructure, will continue to be the focus of residential land-use planning in the City.

3.2.3 Residential amenity

Clarence is recognised as having an attractive and desirable residential amenity. Management of change within the City's suburbs and communities in a dynamic and sensitive manner will require an approach that demonstrates an understanding of the specific character issues, such as the value of the built heritage.

3.2.4 Economic Development

Industrial development will be a major feature of the development of the City, due to the growing realisation of opportunities to develop and expand businesses based on clear and sustainable competitive advantages through intensive primary industries, access to markets and potential to develop synergies in the developing primary industries.

Retail growth, particularly at the regional shopping centre at Rosny Park, will continue to provide commercial opportunities to deliver expanding ranges of consumer goods, based on the sustainable competitive advantage its convenient location provides.

Tourism growth will also be developed from an increasing awareness of the City's attractions and in particular the importance of its cultural heritage and recreational values.

The future development and operation of the Hobart Airport is also critical to the economic development of the City and the State. Therefore a range of initiatives are required to protect the Airport and to facilitate associated businesses.

3.2.5 Protecting and enhancing ecological values

There will continue to be a need to enhance the quality and ecological value of natural environments through the management of urban stormwater, land-use and resource management and integrated catchment planning, along with other initiatives which recognise and conserve indigenous flora and fauna habitats.

In some areas, land along foreshores will experience pressures for new residential, tourism, recreational and commercial related development. The need to balance these opportunities with the overall foreshore experience and to protect the integrity of natural coastal ecosystems will therefore continue to influence the development of these areas.

3.2.6 Management of non urban land

The management of the City's rural resource is a key influence on the growth of the City. Specific issues affecting this area include:

Agriculture and aquaculture: There is a long-term role for agriculture and aquaculture in the economic development of the City. Accordingly there is a need to provide for a diverse agricultural industry, particularly in the Coal River Valley, as well as aquaculture industry through the Planning Scheme.

Extractive industry: Recognition and protection of opportunities to utilise resources that are critical to the long term future of development and construction industries in the metropolitan region. This will involve reaching a balance between local values and the value of extractive resources.

Hobart Airport: Protection of flight paths from inappropriate development that may hamper the future operations of the airport is strongly linked to the economic development of the State.

Urban / Non-urban interface: Land on the urban fringe is often seen as land in a state of transition from non-urban to urban uses. However, acceptance of this proposition creates uncertainty and instability for landowners and the community alike and can frequently result in inefficient provision of infrastructure and services along the urban/ non-urban interface and negative impacts on natural environments and on rural industries. The creation of a hard urban growth boundary will be an important planning outcome of future structure planning in the City's non-urban areas.

Skyline: The City's forested skylines, which provide a natural backdrop to the City and to the Hobart Metropolitan area, are of particular landscape significance. Clarence has recognised the value of these areas through its planning controls and it is important that these controls be retained and enhanced.

3.2.7 Physical infrastructure

Existing capacity deficiencies in several areas cause difficulties in long term planning as well as short term traffic management of the City. In particular, the following issues are to be resolved:

- the need for safe and efficient access around and within Rosny Park.
- the need to duplicate the South Arm Highway.
- the need to connect Oceana Drive with the South Arm Highway to provide appropriate access for the Howrah / Tranmere / Droughty point development corridor.
- the need to provide a by-pass for Richmond.

Walking paths, bicycle networks and bridle links have progressively been developed and ongoing development of this infrastructure is planned.

The provision of reticulated water and sewerage are also key determinants of sustainable future growth. The Howrah / Tranmere / Droughty point development corridor and Rokeby areas are therefore the focus for future growth, as they have the greatest potential to supply housing with reticulated services within the capacity of the Rokeby Treatment Plant which was completed in 1999

3.3 VISION – STRATEGIC FRAMEWORK

3.3.1 Source

The Clarence Strategic Directions has drawn upon the principles defined in the *Clarence 2050* plan and the *Clarence Strategic Plan 2000 - 2005*.

3.3.2 Clarence 2050

Clarence 2050 provides the strategic framework for Clarence over the next 50 years. The plan identifies a number of social, economic and environmental objectives and outlines broad strategies for achieving them. It therefore leads the Council's strategic approach to managing the City's resources and facilities. In encouraging Council and its stakeholders to consider what the City should be in 2050, it focuses on four key areas:

- Social.
- Economic.
- The environment.
- Government.

3.3.3 Clarence Strategic Plan 2000 -2005

The *Clarence Strategic Plan 2000 - 2005* identifies Council's Vision and Mission and the core operations of the Council, its statutory and community responsibilities. It is focussed on programmes in the Governance and Operational areas, providing an appropriate framework to meet the responsibilities and objectives of the Council. Within each programme a number of critical success factors are identified, along with a range of strategies to meet the objectives and the critical success factors.

The Plan also provides Major Policy Statements on its objectives for:

- Community Consultation.
- Funding and Finances.
- Environment.
- Asset Management.
- Risk Management.
- Social.
- Economy.
- Public Health.

3.3.4 Key land use themes

Clarence's vision for future land-use planning and development is expressed around a number of key land-use themes. These themes provide a basis for the more detailed objectives, strategies and implementation measures in Part 7 of the Scheme. The major land use themes in the City are identified as:

- Settlement
- Environment
- Economic Development
- Infrastructure

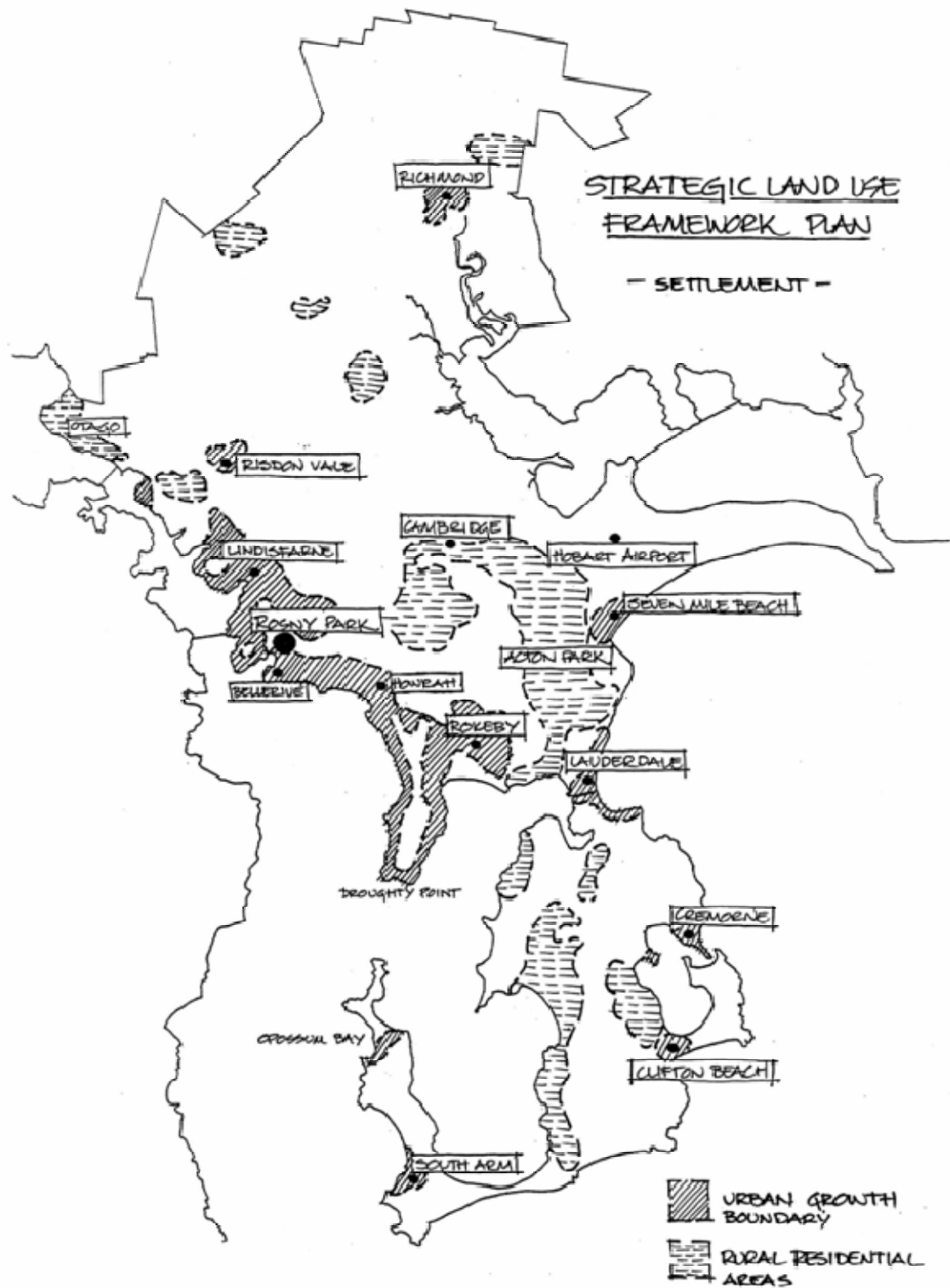
3.3.5 Strategic Land Use Framework Plans

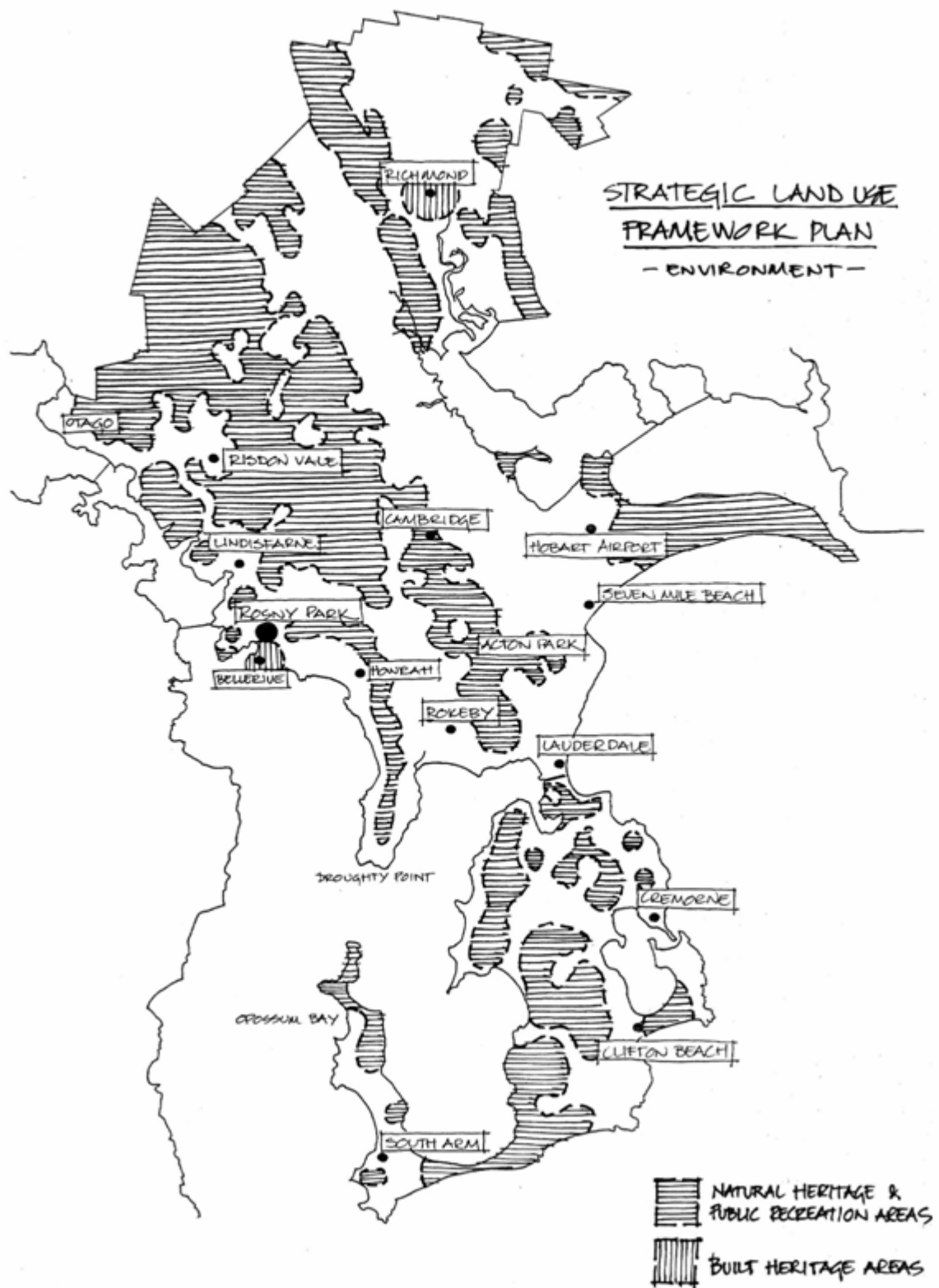
Council's key strategic directions for future land-use planning and development are identified in the "City of Clarence Resource Management Land Use Strategy 2001". It provides a strategic framework, the purpose of which is to:

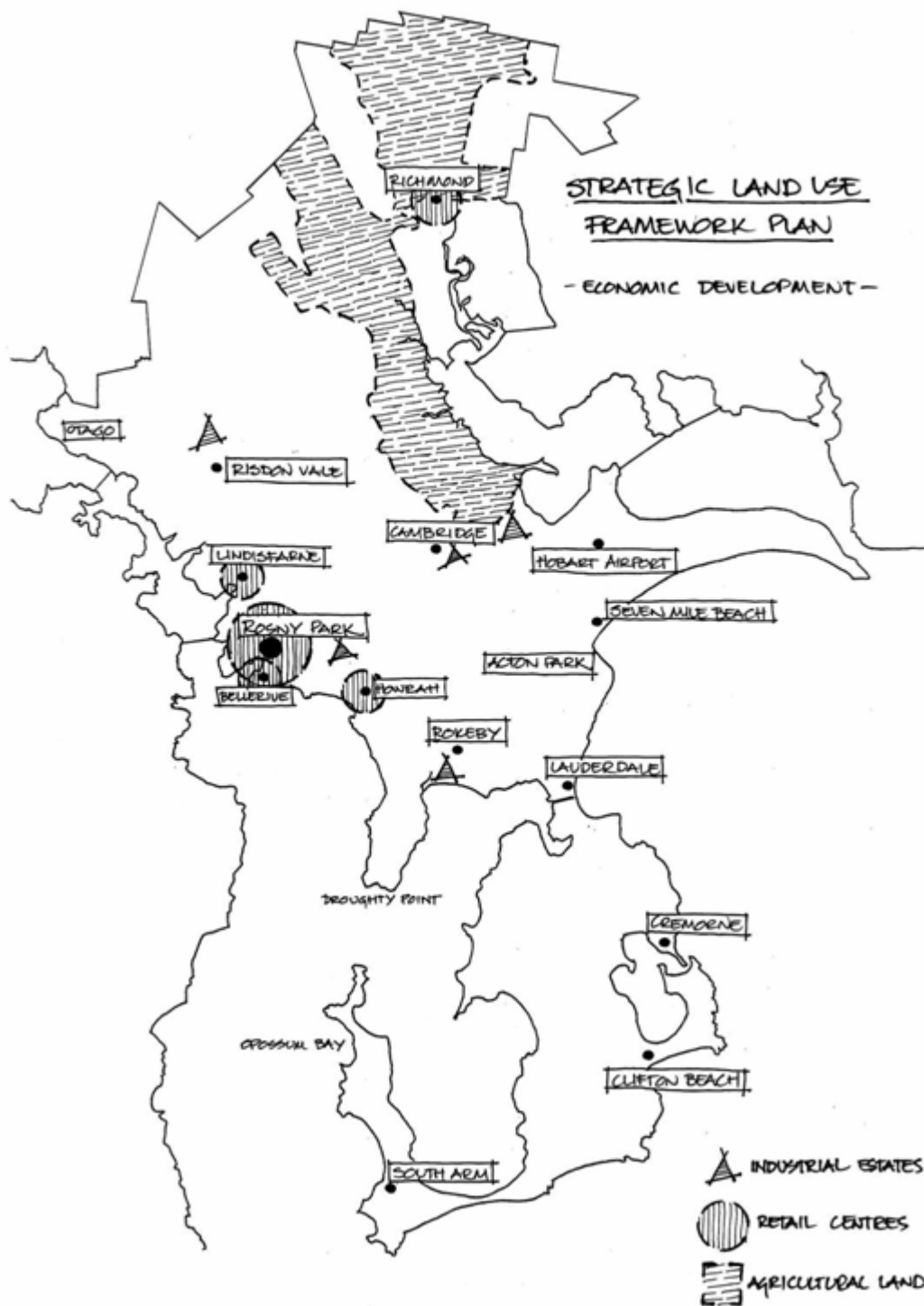
- Identify locations where specific land-use outcomes will be supported and promoted.
- Identify potential development opportunity areas where significant land-use change may be expected, as well as areas where land-use constraints may restrict future development.

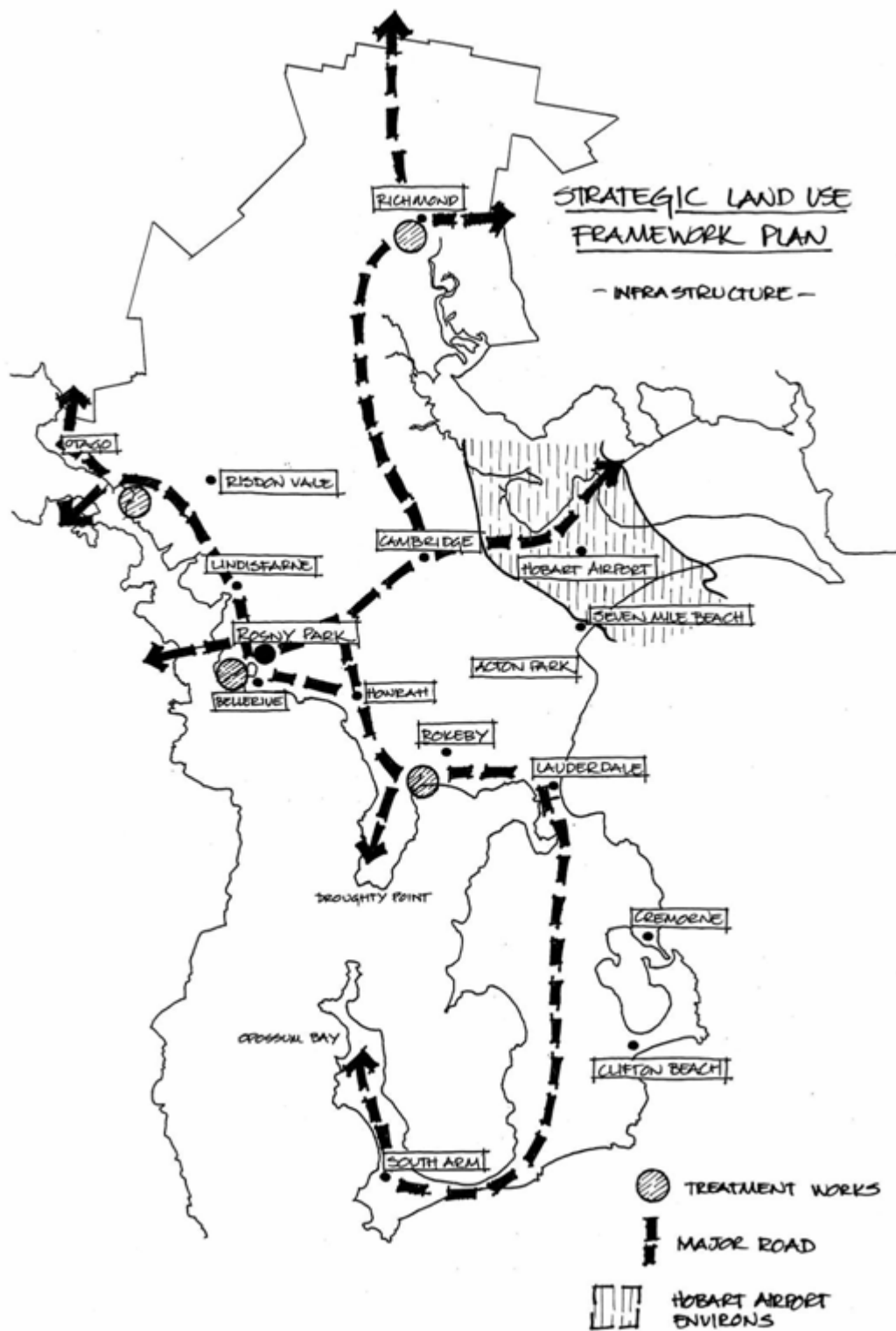
The major strategic directions identified on the Strategic Land Use Framework Plans include:

- Locations for new housing opportunities in residential areas within the Howrah / Trammere / Droughty Point corridor, Rokeby and the key rural residential living areas, including Acton Park.
- Identification of the urban growth boundary of suburbs and villages.
- Recognition of the retail centre hierarchy.
- Location of industrial estates, where growth is encouraged.
- Sites of identified environmental significance for future protection and enhancement;
- Key rural areas, including the significant intensive agricultural area within the Coal River Valley.
- The Hobart Airport Environs Area which requires long-term protection of flight paths.
- Major public land and open spaces.
- The major transport links.
- Opportunities to best utilise significant existing infrastructure as part of the management of urban growth.









3.4 OBJECTIVES, STRATEGIES AND IMPLEMENTATION

The objectives below provide the means for responding to the key influences on the City. The objectives are preceded by a description of relevant key issues and are supported by the strategies for change necessary to meet the objectives. These are followed by specific methods of implementing the strategies. Where important implementation techniques are to be applied largely by means other than through the Planning Scheme, those supporting actions are listed.

3.4.1 SETTLEMENT

3.4.1-1 Spatial Patterns

Overview

Settlement in Clarence occurs within the existing urban areas, as infill and within non-urban areas as growth on the urban fringe. It also occurs within rural areas, as rural residential living as well as farm houses when farms are divided into smaller units as part of the transition from extensive to intensive farming.

Consolidation of existing urban areas, including the continuation of urban growth within designated corridors is appropriate to ensure that the Clarence community has adequate housing choice with cost efficient of use infrastructure. To this end, the Howrah/ Tranmere/ Droughty Point corridor and Rokeby will be the primary sources of new residential development in the future.

An urban growth boundary around the urban areas, including the development corridor will ensure that the key locational criteria are met, while non-urban areas are protected from inappropriate fragmentation.

Key Issues

1. There is a bank of land set aside for future residential development that will cater for the medium term population forecast. It is vital that the identification and development of urban land results from the application of a range of locational criteria, including land suitability, market demand and cost efficient service delivery.
2. Although there are reserves of vacant land for commercial, retail and industrial use, further research is required to determine the adequacy of lot sizes, location and availability of suitable infrastructure.
3. Places with special qualities, including heritage, recreation, tourism and primary industry values need to be recognised as important components of settlement.

Objectives

To ensure the future settlement pattern provides for:

- residential land in locations where demand for housing exists.
- adequate supplies of serviced and affordable land are available to meet the retail, industrial and residential needs of Clarence.
- efficient public infrastructure use and service delivery.
- the protection of natural heritage values from inappropriate development.
- the provision of an appropriate range of recreational facilities.
- the protection of areas containing significant economic resources.
- the protection of good agricultural land from encroachment or inappropriate use.
- the careful management of land adjacent to aquaculture areas.

Strategies

- Applying appropriate planning controls, guidelines and policies.
- Encouraging the development of land use patterns linked to social and physical infrastructure.
- Providing for the focus of future residential growth within the serviced Howrah/ Tranmere/ Droughty Point corridor and Rokeby.
- Apply a Rural Zone to the large stock of land previously zoned "Reserved Residential", extending from Pass Road, Rokeby to Clarendon Vale, which is excess to medium to long term requirements.

- Providing for housing choice by ensuring a range of locations and adequate supply are available, to meet demand and avoid speculation driven land prices.
- Implementing asset management plans for the provision of community and recreational facilities.
- Implementing State Policy on coastal areas, agricultural land and protecting heritage sites and buildings.
- Ensuring that the planning scheme has the flexibility to provide for unexpected changes or requirements.

These strategies will be implemented by:

- Establishing an urban growth boundary around urban areas.
- Protecting areas around Hobart Airport, which are affected by aircraft noise from urban settlement.
- Ensuring that key transport links are completed to connect the development corridor in an effective and safe way with the City centre, key activity centres and Hobart.
- Enhancing Kangaroo Bay to meet the aspirations of the residents of the City for the area.
- Undertaking a comprehensive local drainage survey to establish infrastructure constraints.
- Completing asset management plans for the provision of community and recreational facilities.
- Continuing to develop an understanding of the City's natural and heritage assets.

Supporting actions include:

- Reviewing the Clarence Sewerage Strategy.
- Monitoring and review of the Clarence Planning Scheme.

3.4.1-2 Residential Land Use

Overview

Clarence has a great diversity of residential areas, ranging from housing constructed early in the 1800s through to new greenfield estates. The ability of the City's residential areas to continue to accommodate the changing lifestyle and housing needs of the community is an important issue. The ageing of the population, coupled with the trend towards smaller household size, as well as the continuing demand for new housing in attractive locations, requires long range planning to ensure appropriate housing is available to meet market demand.

The need to accommodate changing housing needs is also important in terms of maintaining a mix of urban infrastructure, since any loss in population diversity may affect the long-term sustainability of a wide range of community services and facilities.

Key Issues

1. Changes in population structure generating new housing needs, which will not be adequately catered for by existing housing stock.
2. Encouraging population diversity and sustaining a balanced mix of community services and facilities to cater for all ages.
3. Maintaining housing diversity through a wide range of residential redevelopment opportunities.
4. Sensitive residential development where there may be detrimental effects on adjacent special land uses, including foreshore areas, neighbourhoods with heritage values, important urban skylines and hill faces, extractive industries, farmland and areas with important native vegetation.
5. The need to provide for choice to encourage population diversity, by providing for future growth in the Howrah / Tranmere / Droughty Point corridor.

Objectives

- To provide for a wide range of housing types to meet the changing housing needs of the community.
- To promote residential consolidation around activity centres and transport nodes to maximise accessibility to services and facilities, and the efficient use of infrastructure.
- To improve the quality of the city's residential environments.
- To protect the amenity of residential areas adjacent to sensitive or conflicting land uses.

Strategies

- Ensuring there is at least 10 years supply of residential land within the urban growth boundary, with the Howrah / Tranmere / Droughty Point corridor, the preferred location for new housing.
- Promote good urban design for new residential areas, ensuring:

- Higher densities can be supported where the character and amenity of the neighbourhood is not prejudiced and where the capacity of existing infrastructure allows.
- New residential development is of a good standard which responds to the local context and positively contributes to the character and identity of the neighbourhood.
- New residential development incorporates high standards of community safety, accessibility, amenity, energy efficiency, car parking, open space and innovative landscape themes.
- Protect areas and elements in the built form and natural landscape (including significant treed environments and important urban skylines and hill faces) which have an identified and valued character.
- Protect areas and buildings of recognised State and local historical and cultural significance.
- Ensure only appropriate forms of residential development at the interface between residential and sensitive or special land uses, including foreshores and non-urban areas, industrial areas, extractive industries, rural industries and areas of important natural heritage.

These strategies will be implemented by:

- Applying appropriate zones, overlays and through the exercise of discretion.
- Using policy to promote opportunities for infill housing.
- Requiring development to take into account relevant local environmental considerations (including site contamination, drainage and flooding, landscaping, and the creation of open space and habitat linkages).
- Ensuring appropriate infrastructure is provided in new residential areas.

3.4.1-3 Rural Residential Land Use

Overview

Clarence contains large rural residential developments, in defined areas such as Acton Park and also in dispersed areas around the urban fringes. Rural residential housing provides for an important lifestyle choice.

Key Issues

1. Changes in population structure will continue to generate new housing demands, which will not be adequately catered for by existing housing stock.
2. Ad hoc rural residential development is unsustainable in terms of managing cost-effective service and infrastructure delivery and protecting the viability of adjacent farmland, aquaculture or natural environments.
3. Rural residential development adjacent to special land uses, including foreshore areas and areas of environmental or scenic significance such as important urban skylines and hill faces, requires sensitive treatment.

Objectives

- To provide rural residential land as part of ensuring attractive housing choices within the City.
- To protect the amenity of rural residential areas adjacent to conflicting or strategic land uses including industrial development and extractive industry.
- To enhance the appearance and amenity of rural residential areas.
- To ensure that rural residential development is located where its impact on the natural environment and delivery of services and infrastructure is sustainable.

Strategies

- Adopt locational criteria that ensure new rural residential development considers the need to achieve a critical mass for cost efficiency, has good proximity to urban areas, land suitability and important natural values.
- Promote good design for new rural residential development, ensuring:
 - Efficient use of existing infrastructure.
 - Designs respond to the local context and will positively contribute to the character and identity of the neighbourhood.
 - Development incorporates high standards of community safety, accessibility, amenity, energy efficiency and retention of any native values
- Ensure only appropriate forms of rural residential development adjacent to sensitive or special land uses, including foreshores and non-urban areas, residential areas adjacent to industrial areas, extractive industries, rural industries and areas of important natural heritage.

These strategies will be implemented by:

- Applying appropriate zones and overlays, and through the exercise of discretion.
- Applying the Rural Residential Zone to established rural residential areas and restricting future rural residential areas to locations generally near the urban / non-urban interface.
- Requiring development to take into account relevant local environmental considerations (including site contamination, drainage and flooding, landscaping, and the creation of open space and habitat linkages).
- Applying locational criteria for assessing any future rural residential development. The criteria to include:
 - proximity to urban areas or regional activity centres.
 - critical mass of people to ensure future efficient infrastructure and service delivery.
 - proximity to main roads.
 - land suitability for rural residential use, including ability to manage wastes;
 - proximity to public transport.
 - separation from farmland, where productivity may be affected by pest animals or plants, or where the normal rural industrial activities may be curtailed by the need to conform to residential amenity expectations.
 - separation from public land and conservation areas, which may be affected by the spread of pest plants and animals, or the spread of bushfire.

3.4.2 ENVIRONMENT

3.4.2-1 Natural Heritage

Overview

The City's key strategic directions, including the Clarence 2050 plan and the Clarence Strategic Plan 2000 – 2005, identify the importance of the City's natural heritage and as a place to live.

The state of the environment is important for habitats, remnant vegetation, water catchments, agricultural productivity.

Key Issues

1. The importance of the City's natural heritage is a key component of its attractiveness as a place to live.
2. The importance of the City's natural heritage in supporting recreational activities for residents and visitors of Clarence and the metropolitan region may place greater pressure on those values.
3. The major industries of agriculture, aquaculture and tourism are dependent upon the health of their catchment. Maintaining environmental quality for agricultural and aquaculture industries is therefore vital to the City's economic development.
4. There are conflicts among environment, economic and social values, which must be recognised. The Federal Government's commitment, through international agreements, to protect and improve the air, land and water environments and the State Government's sustainable development objectives and the State Policy on Water Quality Management 1997, are important considerations in addressing these competing values.
5. The importance of protecting endangered plant and animal species, significant vegetation and geomorphic features.
6. The need for management of coastal areas subject to risk from natural processes, including erosion, flooding, storms, landslip, littoral drift, dune mobility and sea level rise.

Objectives

- To enhance the environment of Clarence, ensuring it remains attractive to residents and tourists.
- To protect natural environments from the impacts of development encroachment, including the spread of pest animals and plants.
- To ensure that land use planning and development is consistent with catchment management strategies.
- To ensure sustainable natural resource management practices.
- To protect and enhance bio-diversity on public land, including road reserves and vegetated private land, where those values are recognised as important.

- To ensure that environmentally acceptable techniques for disposing wastes and sewerage are facilitated.
- To protect biodiversity and important conservation values.
- To ensure that the use and development of coastal areas does not increase risk from natural processes.

Strategies

- Limit the removal of important native vegetation within the City.
- Maintain urban growth boundaries to ensure that ad hoc growth does not prejudice important natural values.
- Protect sensitive foreshore environments from the effects of development.
- Protect water quality for domestic purposes, aquaculture and marine species.
- Ensure proposals are located, designed and constructed to avoid damage caused by natural processes. Where appropriate, future land management practices may be incorporated to avoid damage associated with these processes and to rehabilitate land where possible.

These strategies will be implemented by:

- Applying the Clarence Plains and Coal River Catchment Strategies in determining land use and development applications.
- Applying techniques for catchment and land protection, wildfire management, skyline and ridge top protection, steep land, pest animals and plant management, roadside conservation and water supply catchments.
- Applying the State Policy on Water Quality Management 1997.
- Encouraging development that is environmentally sustainable, using techniques including land suitability analysis and environmental management plans.
- Controlling the removal in areas native vegetation identified in the report "City of Clarence Natural Assets Inventory" (Inspiring Place Pty Ltd, November 1999).

Supporting actions include:

- Effective liaison with relevant government agencies.
- Encouraging eco-tourism in Clarence.
- Encouraging owners to protect important native vegetation on their land.
- Community involvement Land care, coast care and beach care initiatives.
- Continuing to develop and implement adopted environmental policies.
- Developing and maintaining asset management plans for all Council's natural areas.

3.4.2-2 Built Heritage

Overview

Clarence contains a number of buildings, sites and precincts of significant heritage value. Many of these are not only important to Clarence, but also to the nation, with recognition in the register of the National Estate. Important historic precincts and sites are found throughout the City, including Bellerive, Rokeby, Lauderdale and Lindisfarne.

However, Richmond in particular is recognised as Australia's finest Georgian village and features a large collection of intact historic commercial, residential, public and community buildings.

Key Issues

1. The historical richness of the built environment in Richmond, Bellerive and other localities, including the cultural significance of heritage assets to Clarence and the nation.
2. Richmond is a key factor in the tourism industry of Clarence and the State, with potential to be carefully marketed and developed, alongside the ongoing conservation of the town and its heritage values and its potential for generating economic growth.
3. The uniqueness of many small settlements, including Cremorne, Clifton Beach, South Arm and Opossum Bay.

Objectives

- To conserve heritage buildings, sites and precincts for their cultural, economic and social importance.
- To provide certainty and direction for the restoration and conservation of heritage assets.

- To ensure new use and development is sympathetic with heritage values.
- To utilize heritage assets to promote economic development.

Strategies

- Recognise and protect the heritage attributes of different localities within the City.
- Develop a range of heritage planning controls, guidelines and incentives for recognised heritage assets.
- Preserve heritage in accordance with the recognised criteria in the International Council on Monuments and Sites (ICOMOS).
- Preserve historic streetscapes by requiring underground cabling or aerial bundling of cables in and by avoiding structural damage caused by close proximity of heavy vehicles.

These strategies will be implemented by:

- Applying the Heritage overlay to all recognised heritage buildings sites and precincts.
- Developing guidelines for the restoration and maintenance of heritage areas and features.
- Providing access to heritage and design advice to assist in the retention of heritage buildings.
- Applying local policies designed to enhance heritage values in Richmond and Bellerive, including building design, decoration and signage guidelines.
- Implementing appropriate streetscape development in heritage precincts.

Supporting actions include:

- Implementing a Cultural Resource Management Plan for Richmond to assist urban design, heritage protection and economic development.
- Recognising opportunities for encouraging the rehabilitation of heritage buildings and sites.
- Recognising opportunities for undertaking research into heritage assets which leads to improved planning controls for them.
- Developing tourism initiatives based on heritage.

3.4.3 ECONOMIC DEVELOPMENT

3.4.3-1 Retail and Commerce

Overview

In 2000 there was 60,000m² of retail floor space in the City. This is dominated by Eastlands at Rosny Park, with 43,500m². In 1999 /2000, several new and important developments commenced in this centre, indicating strong interest in commercial development and highlighting the strategic importance of the regional centre.

There are also strong indicators of growth and business revitalisation at Bellerive / Kangaroo Bay and Richmond, where attractions including heritage and environmental values, as well as the potential to develop niche markets, will continue to succeed.

The growth of other centres is most influenced by the rate of local population change and accordingly some expansion and revitalisation is anticipated in Howrah and Lindisfarne.

Key Issues

1. The primacy of Rosny Park within the Clarence retail hierarchy
2. The future place of Rosny Park within the hierarchy of retail centres of the metropolitan area.
3. The presentation and image of the Rosny Park retail centre.
4. The need for improved presentation of all neighbourhood and community centres.
5. The ability to provide for business growth and revitalisation in niche centres at Bellerive / Kangaroo Bay and Richmond.
6. The need to provide for specialist/ bulky goods stores in industrial centres, where there is inadequate space available in established retail centres.

Objectives

- To reinforce the Rosny Park business area as a vibrant facility and as the prime retail and commercial centre serving the Clarence community and nearby communities from the south-east and the Western Shore.

- To reinforce the role of the Rosny Park business area as the major regional centre within the greater Hobart area.
- To ensure the long term viability of all of the City's retail centres.
- To ensure that the design, presentation and use of commercial and retail properties complements the role of the City's retail centres.
- To ensure that the heritage assets of the Richmond business centre are utilised to greatest effect in the economic growth of the village.
- To facilitate a range of tourism, recreational, commercial and residential uses and developments at Kangaroo Bay.
- To provide for specialist/ bulky goods stores in locations which balance the locational preferences of businesses and the needs of customers.

Strategies

- Maintain the City's retail hierarchy, including the pre-eminence of the Rosny Park business area.
- Programs that upgrade the appearance and presentation of the Rosny Park business area and other key retail centres.
- Strengthen the range of supporting cultural and community facilities in the Rosny Park Business area and other key retail centres.
- Develop a greater commercial link between the Rosny Park and Bellerive Village centres and provide for an exciting range of well-designed commercial, tourism, recreational and residential developments in and around the Bellerive Village centre and Kangaroo Bay.
- Promote the heritage values of Richmond, to encourage a greater range of tourism businesses as well as local services.
- Rezoning of land for retail purposes on freestanding sites separated from existing centres will not be supported.
- Provide for specialist/ bulky goods stores in industrial centres.

The strategies will be implemented by:

- Applying the Business Zone to existing retail areas and to limited areas which adjoin these areas so as to provide for expansion which reinforces the retail hierarchy and applying the Local Business Zone to existing service business areas and to local shopping centres.
- Implementing a Special Development Zone for the Bellerive/ Kangaroo Bay area in recognition of its special qualities and its opportunities for enhancement.
- Implementing a Heritage Overlay on Richmond, to ensure planning decisions to protect and enhance the heritage values of the village.
- Implementing Clarence Policy - "Clarence Retail Policy" which requires planning decisions to support the retail hierarchy and be consistent with the Land Use Strategy.
- Implementing Clarence Policy - "Cash in Lieu for Parking" which requires planning decisions to provide for car parking as cash in lieu, to be used for developing or maintaining public land for car parking in designated locations.

Supporting actions include:

- A comprehensive retail study of the hierarchy, in the context of the greater Hobart area, examining the future role of centres, potential niche markets, the mix of shops, future floor space requirements and urban design concepts.
- A program of initiatives to encourage growth of the Rosny Park business area, including attracting anchor stores, offices and entertainment facilities.
- Revitalisation of the Lindisfarne shopping centre, through urban design initiatives.
- Continuing urban design improvements in the Richmond town centre, consistent with enhancing both its significant heritage assets and the commercial opportunities that has created.
- A progressive series of urban design improvements in small centres, to include street tree planting, tourist information, public seating, public art and other facilities.

3.4.3-2 Industry

Overview

Clarence offers a range of sustainable competitive advantages in the availability of serviced land, available local workforce, transport linkages and a range in lot sizes to provide for the needs of industrial users, which will allow it to continue to attract industrial development.

The principal locations are:

- Mornington and Cambridge, specialising in service business, manufacturing, and warehousing.
- Rokeby and Risdon Vale, specialising in light industry.
- Cambridge Airport Business Park, specialising in airport related industries and service businesses.
- Hobart International Airport.

Economic development opportunities are also expected within the Hobart Airport site. All together, there are substantial industrial land reserves in the City to suit a great range of potential industrial developments.

Key Issues

1. The need to expand the City's industrial rate base.
2. The need to provide for economic development over time, generated through industrial activity.
3. Impact of expanding urban growth and other uses impinging on extractive industry resources.
4. The attractiveness of existing industrial areas to prospective industries in terms of availability of suitable infrastructure, proximity to industries which offer vertical or horizontal integration, the physical appearance and amenity of areas.
5. The need to minimise conflict with adjacent land uses, particularly housing as this impacts both on the amenity of residential land as well as the operation and future growth of industrial uses.
6. The need to provide for satisfactory waste disposal.

Objectives

- Ensure that there continues to be sufficient land for future industrial growth.
- Generate employment and economic development through industrial activity.
- Ensure industrial development is well designed and maintained, creating an amenity which is attractive to future industrial development and which protects any nearby residential uses from conflict.
- Ensure industrial development capitalises on the competitive advantages of existing estates.
- Ensure industrial expansion avoids conflict with other uses, including housing, whose occupants have a higher amenity expectation.
- Ensure that industrial uses are appropriate to the capacity of the available reticulated effluent disposal systems or otherwise are satisfactorily served by their own on site systems.

The strategies will be implemented by:

- Applying the Industrial Zone to existing industrial estates and to limited areas that adjoin these estates, so as to provide for expansion which reinforces the existing nodes of industry
- Zoning sufficient land for future industrial growth.
- Implementing Planning Policy for Industry.
- Implementing asset management plans for the provision and maintenance of effluent disposal systems and the development of a trade wastes policy.

Supporting actions include:

- A comprehensive industrial study of the City, in the context of the metropolitan area, examining the future role of estates, potential niche markets, the mix of businesses, potential for horizontal and vertical synergies within industrial estates, future floor space requirements and urban design concepts.
- A program of initiatives to encourage growth of designated industrial estates, with particular emphasis on the market niche of each estate.
- The City working closely with other levels of government and private industry to ensure new industrial growth is encouraged.
- The development of incentives to encourage new industrial development which generates employment and economic growth or revitalises economic sub-regions of the City.

3.4.3-3 Rural Industry

Overview

The City contains areas of farmland where agricultural production should be encouraged and encroachment by other land uses avoided. The application of policies which encourage the diverse use of agricultural land and restrict the intrusion of conflicting land uses and non-farm residential development, are required.

In addition, there is significant potential for growth in marine-based farming. To protect and enhance this potential, the protection of water quality is vital. Implementation of a range of planning controls and policies, including State Coastal Policy, catchment management and coastal management plans are required.

Key Issues

1. Tasmania has a good reputation for primary products, and the Coal Valley in particular has special sustainable competitive advantages, including the capacity of the land for intensive agriculture, access to irrigation and proximity to Hobart and the Airport. There is considerable scope for growth in intensive agricultural as well as aquaculture products, in local and export markets.
2. Substantial benefits from the growth of intensive primary industries, including increased economic activity, tourism and employment.
3. Potential conflicts between agricultural and aquaculture activities and residential areas, particularly around the urban fringe and where residential uses have encroached into agricultural areas.
4. The need to comply with State Coastal and Protection of Agricultural Land policies.
5. The rural landscape is a unique attribute of the City, which is attractive to residents and tourists.
6. The need to ensure a viable supply of building and road making materials.

Objectives

- To ensure that productive agricultural land remains available for agricultural production.
- To continue to promote agriculture as a primary focus in the Cambridge-Richmond area.
- To maintain and enhance the landscape character of the rural areas and encourage both the retention of existing vegetation and revegetation.
- To provide for agricultural and aquaculture value added industries within the City to enable products to reach a range of markets.
- To promote agricultural activities which apply land capability, soil conservation and water management to their farm practices.
- To protect farmland from fragmentation into non-productive units including rural residential living or hobby farms.
- To provide for soil removal and extractive industries in appropriate locations in the non urban areas.

Strategies

- Protect good agricultural land and prevent encroachment by residential uses, especially in the Coal River, Richmond and Cambridge areas.
- Protect aquaculture from the downstream effects of inappropriate residential or rural residential development.
- Support the development of down stream processing of agricultural and aquaculture products.
- Identify strategic locational criteria for assessing any rural residential encroachment into rural areas.
- Support soil removal and extractive industries, in locations which are environmentally sustainable and where their activities do not unreasonably impact on the amenity of surrounding land uses.
- Protect identified sites for soil removal and extractive industries from encroachment by residential uses.
- Discourage the future expansion of soil removal and extractive industries in the South Arm area.

These strategies will be implemented by:

- Implementing State Agricultural Land Policy through the planning scheme.
- Ensuring urban development or premature subdivision does not alienate the agricultural resources of the City.
- Implementation of the *Coal River Catchment Management Plan 1999*.
- Implementing the *Pipe Clay Precinct Environmental Management Plan 2000*.
- Developing a South - East Coastal Management Strategy.
- Identifying areas where environmental management plans and agreements are required to provide for land management practices associated with rural development.

Supporting actions include:

- Promoting the expanded supply and distribution of irrigation water in the South – East Irrigation Scheme.

- Encouraging reforms in the irrigation of water consistent with National Competition Policy.

3.4.4 INFRASTRUCTURE

3.4.4-1 Transportation

Overview

The City is serviced by an extensive range of private and public transport systems, including airports, buses, ferries, taxis, roads and cycle ways. The road transport network includes a hierarchy of State and local roads throughout the urban and rural areas of the City.

Key Issues

1. At the regional level, there are six major transportation issues that the Council has identified as priorities. They include:
 - Providing for access with the Western Shore should the use of the Tasman Bridge be constrained by unexpected events.
 - Providing Rosny Park with optimum accessibility.
 - Resolving traffic safety problems on the South Arm Highway.
 - Developing a by-pass road around Richmond.
 - Ensuring safe and efficient access to the Droughty Point residential development area.
 - Reducing reliance on cars, by promoting alternative transport modes.
2. Economic development of the City will be influenced by the accessibility of industries and other business to suppliers and markets.
3. In new residential areas, there is a need to promote the development of roads as an element of good urban design.
4. The appearance of roadsides affects the visual amenity of areas and can impact on the perception of the City, which has implications for residents as well as tourism.
5. The role of public transport, walking paths and bicycle networks in serving the community's transport needs.

Objectives

- To prioritise the major traffic planning projects for the City and to encourage the State transport agency to implement those works.
- To encourage the development of a transport network within the City that:
 - is integrated with the pattern of land use, ensuring the safe and cost effective movement of people and goods.
 - delivers a movement system that is legible, permeable and connective, such that it provides equality of access to people from a range of ages, health and socio-economic backgrounds to activity centres, community facilities and recreational areas.
 - ensures optimum accessibility to maximum transport linkages to other metropolitan areas and interstate through Hobart International Airport
- To ensure that new residential areas incorporate good road design, road use and pedestrian movement as important elements of good urban design.
- To enhance the amenity of important roadsides and promote a positive image of the City.

Strategies

- Provide for a by pass around Richmond, to prevent further damage to historic buildings and the Richmond Bridge by passing freight transport and to resolve conflict between freight vehicles, tourist, residential traffic and pedestrians.
- Providing appropriate access and egress to the South Arm Highway from Droughty Point residential development
- Implement planning controls that ensure good urban design within new residential areas.
- Introduce planning controls for advertising signs that protect the visual qualities of roadsides.
- Provision for alternative modes of transport to reduce dependency on motor vehicles, including walking and bicycle networks and ferry terminal facilities.

These strategies will be implemented by:

- Applying recommendations of *City Plan - Transport Networks Study 1996*.

- Introducing urban growth boundaries, to ensure that new residential development is within localities with adequate infrastructure and good accessibility to activity centres, community facilities and recreational areas.

Supporting actions include:

- Developing a contingency plan should a disaster, emergency or accident effect traffic crossing the Tasman Bridge.
- Improving access and egress to Rosny central business district from other suburbs in Clarence, other Council areas and the State road network.
- Improving safety on South Arm Highway from Howrah to Cremorne.
- Continuing to cooperate and liaise with the State transport agency in joint strategic planning to ensure that the major transportation projects are undertaken.
- Ensuring the attractiveness of highways, main and local roads is retained to enhance the presentation of the City and the amenity of its streetscapes
- Liaising on and joint planning with agencies responsible for the provision of public transport.
- Promoting the improvement of the public transport system, including the expansion of the ferry services within the Derwent River.
- Facilitating the efficient functioning of the Rosny Mall as an integrated transport node.
- Applying the Tasmanian Code for Residential Development (TASCORD) to the urban design of new neighbourhoods.

3.4.4-2 Hobart International Airport

Overview

The Airport provides a direct link to domestic and international routes and is a significant component of the State's economic development base.

The neighbouring localities and local farming interests are influenced by aircraft landings, however, the Council has for a number of years protected the airport from incompatible encroachment by applying the 1972 NEF noise forecast contour as the basis of a protective planning control. This system is to be continued and is also consistent with the Settlement strategies.

Key Issues

1. The role of the Hobart Airport as part of a coordinated transport system for people, tourism and goods.
2. The significance of maintaining the existing level of protection afforded by the development buffers around it.
3. The need to encourage a range of relevant commercial and industrial activities around the Airport, which would benefit from close proximity to tourism and air freight activities.

Objectives

- To retain existing buffers around the Airport.
- To encourage a range of businesses associated with Airport activities or otherwise benefiting from close proximity to tourism and air freight.
- To ensure local intensive farming businesses maintain ready access to markets through the Airport.

These strategies will be implemented by:

- Applying the Aircraft Noise Exposure Overlay to the area within the 1972 NEF contours.
- Applying zone controls conducive to appropriate economic development within the Airport site.

Supporting actions include:

- The application of the Hobart Airport Master Plan.
- Ensuring that the Airport remains curfew free.
- Encouraging State and relevant local authorities, the Airport operators and associated businesses to implement the *Hobart Gateway Strategy*.

3.4.4-3 Water and Sewerage and Drainage

Overview

As a City with extensive development in urban and non urban areas, including sensitive coastal and other natural environments, the need has been recognised to provide water and for the appropriate disposal of effluent and stormwater. The City has in place plans for providing water, sewerage, and drainage and a process of developing detailed asset management plans for this infrastructure is proceeding.

Key Issues

1. The need to ensure that all urban areas have adequate and appropriate reticulated services.
2. To generate sustainable economic development in industrial areas, the ability to provide for making reticulated services available when required or making appropriate alternative arrangements.
3. The need to ensure effluent disposal in non-urban areas meets prescribed standards.
4. The importance of optimal use of facilities such as the Rokeby Treatment Plant.
5. The impacts of heavy rain and the adequacy of drainage systems to deal with these.

Objectives

- To require all urban development to have satisfactory water and sewerage facilities.
- To ensure that on-site effluent disposal systems in non-urban areas are designed to meet environmental standards.
- To develop, upgrade and maintain flood mitigation and stormwater drainage systems in line with drainage catchment plans, to protect life, property and public amenity.
- To implement control measures to counter pollution from urban waterways from urban and rural stormwater runoff.

Strategies

- Apply the Clarence Sewerage Strategy in planning the supply of reticulated sewerage.
- Ensure that the supply of reticulated services is consistent with adopted urban growth boundaries and the market demand for new housing in designated urban areas.
- Optimize the use of Clarence assets by encouraging new development within the Howrah / Tranmere / Droughty Point corridor and Rokeby.
- Determine appropriate standards for on site effluent disposal systems for sensitive environments.
- Ensure that new development contributes to implementing drainage asset management plans.

These strategies will be implemented by:

- Reviewing the Clarence Sewerage Strategy.
- Completing environmental assessments for sensitive areas and developing standards for effluent disposal systems to guide new developers.
- Maintaining, operating and renewing infrastructure in accordance with asset management plans.

Supporting Actions include:

- Participating in joint State / Local Government water quality studies of the Derwent Estuary and other catchments to determine the extent and nature of stormwater pollution control facilities required.

2.4.4-4 Recreational and Community Facilities

Overview

Clarence is well placed in terms of providing a wide range of recreational and community facilities for its residents and for tourists. It will be important in the future to ensure an integrated approach to the provision and location of such facilities to ensure that the broadest number of opportunities are available to people equity in the location and development of those facilities.

Key Issues

1. The need to provide adequate and appropriate recreational and community facilities to serve the existing and future populations.
2. The need to integrate recreational and community facilities into residential neighbourhoods.

3. The need to provide for a hierarchy of recreational and community facilities, incorporating a vast range of opportunities.
4. The need to ensure that in coastal areas recreational and community facilities are located in a safe and environmentally sound manner.

Objectives

- To provide for a system of accessible recreational and community facilities to meet the needs of people from a range of ages, health, interest and socio-economic backgrounds.
- To integrate recreational and community facilities into residential and activity centres.
- To ensure that public open spaces are located and planned to provide for the safety of their users.
- To ensure the environmental values of coastal areas are protected in the design and location of recreational and community facilities.

Strategies

- Ensure adequate and appropriate open spaces are provided as part of subdivision approvals.
- Provide for regional facilities where they may also be utilised in association with tourism.
- Ensure that in coastal areas:
 - tourism use and development is suitably located in accordance with the objectives, principles and outcomes of the Tasmanian State Coastal Policy 1996.
 - tourism development is subject to environmental impact assessment, including a water safety assessment to determine safety requirements.
 - tourism development is considered as part of strategic planning for those areas.
 - tourism development is located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the area.
 - public access to and along the coast, from both land and water, is maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements. Access will be directed to identified access points and uncontrolled access with potential to cause significant damage to the fragile coastal environment will be prevented.
 - agreements to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal area are to be considered as part of the development approval process.
 - community facilities such as life saving facilities and essential emergency services, parking facilities, toilet blocks, picnic sites, rubbish disposal containers, boat ramps and jetties are provided at appropriate locations to enhance the recreational amenity of the area.
 - safety assessments are undertaken for developments likely to attract people to the coast.
 - developer contributions are encouraged in to address the costs of providing public access and safety services for the community.
 - recreational use of the coastal zone is encouraged where activities can be conducted in a safe and environmentally responsible manner.
 - recreation uses do not adversely affect sensitive coastal ecosystems and landforms or are located in designated areas where such effects can be remedied or mitigated.

These strategies will be implemented by:

- Developing an Asset Management Plan for the management of public open spaces.
- Obtaining adequate and well located land as open space within subdivision estates, in accordance with a public open space strategy.
- Implementing the Neighbourhood Parks Strategy 1997.
- Considering TASCORD in relation to the development of public open space in new residential areas.

4 MONITORING AND REVIEW

This planning scheme will be regularly reviewed having regard to the following key elements:

- Feedback from users of the Planning Scheme.
- Efficient operation of the Planning Scheme.
- Number and nature of decisions made.
- Time taken for decisions.
- Degree of Planning Appeals Tribunal support for the clarity of the Clarence Planning Policy Framework.
- Any trends in the nature and number of amendments.
- Need for amendments under Section 43A of the Land Use Planning Approvals Act 1993.
- The need for the Planning Policy Framework to be amended to recognise changing planning issues and to contribute to achievement of the Council's Strategic Plan.

5 CLARENCE PLANNING POLICIES

The role of the Clarence Planning Policies is to guide the exercise of discretion and to assist in the implementation of strategies contained in the Planning Policy Framework.

5.1 INDUSTRY

Policy Basis

Clarence contains substantial reserves of land for metropolitan industrial growth. These areas have sustainable competitive advantages, such as access to the Hobart Airport, and are critical to the economic development of the State.

Objective

To ensure that proposed use and development of industrial land is well designed, so as to reinforce existing investments and to encourage further investment in those areas.

Policy

It is Clarence Planning Policy that in considering an application to use or develop industrial land, the Council will have regard to:

- Any adopted industrial development guideline for the City;
- Relevant sections of the Clarence strategic Plan;
- Clarence Strategic Directions.

Policy References

- “Clarence City Council Strategic Plan 2000 – 2005”
- “Clarence 2050”
- “Clarence Good Design Guide for Industry”

5.2 CLARENCE RETAIL POLICY

Policy Basis

In 2000 there was 62,000 m² of retail floor space in the City. This is dominated by Eastlands at Rosny Park, with 44,000 m². In 1999 /2000, several new and important developments consolidated the standing of Rosny Park as a regional centre in the metropolitan context.

There are also strong indicators of growth and business revitalisation at Bellerive / Kangaroo Bay and Richmond, where there are specific attractions. The growth of other centres is most influenced by the rate of local population change and it is therefore necessary to ensure these can be encouraged to develop in ways which best meet the needs of their communities.

Objective

To consolidate and improve the existing hierarchy of retail centres within the City.

To encourage investment in retail development.

To encourage new development which builds on the identified role and character of each retail centre, to create a vibrant retail sector.

Policy

It is Clarence Planning Policy that in considering an application to use or develop land for retail purposes, the Council will have regard to:

- The need to protect the retail hierarchy and reinforce the established retailing patterns.
- The need to encourage the development of attractive shopping venues.
- The desirability of new developments being designed to suit the urban form of the particular centre, enhancing its special characteristics.
- Where appropriate to the urban form of the centre, encourage residential use above ground floor, to promote casual surveillance and after business hours activity in those centres.
- Encourage Specialist/ Bulky Goods Stores and Superstores in locations which reinforce the retail hierarchy and do not fragment smaller centres, thus avoiding locations in community centres and small neighbourhood centres.

Policy References

- "Clarence City Council Strategic Plan 2000 – 2005"
- "Clarence 2050"
- "City of Clarence Resource Management and Land Use Strategy 2001"

5.3 CASH IN LIEU FOR CAR PARKING

Policy Basis

Clarence wishes to promote sustainable economic development. To help facilitate this, it is important to provide an alternative for developers who are unable to provide for the on site car parking generated by their commercial proposals. In such cases it may be appropriate to accept a cash in lieu payment for those spaces, so that Council can finance public car parking in the vicinity, where this has a community benefit.

Objective

To ensure that proposed use and development of land has adequate car parking available.

Policy

It is policy that in accepting a cash in lieu payment for car parking required by the Planning Scheme, the rate of payment shall be as follows:

Centre	Payment (\$) Per Space
Rosny Park	12,000
Bellerive	10,000
Lindisfarne	8,000
Richmond	5,500
Other centres	To be determined having regard to local car parking development costs.

5.4 LINDISFARNE SHOPPING CENTRE CAR PARKING POLICY

Policy Basis

In 2001 there was an estimated 8,535m² of non residential floor space in Lindisfarne, including 6,230m² of retail and office floor space. The success of the centre is strongly linked to the presence of its supermarket. However, along with upgrading and extensions to this business in 2001, confidence was also expressed in the centre through approvals for shop renovations, including the introduction of well known franchise businesses.

Objective

To encourage new development which builds on the role of the centre as an important sub-regional centre within the City's retail hierarchy by:

- Consolidating and improving the centre, for the benefit of the local community.
- Encouraging investment in commercial development.
- Ensuring adequate car parking facilities in the centre to serve staff and customers.

Policy

It is Clarence planning policy that:

- When considering an application to use or develop land within the Lindisfarne shopping centre for commercial purposes, the Council will:
 - Require on site car spaces to be provided in accordance with the Parking Table in Clause 11.1.4, where there is sufficient land available on the site.
 - Waive a cash in lieu payment for any deficiency in on site car spaces, where there is inadequate land external to the commercial floor space to provide such spaces.
- The "Lindisfarne Shopping Centre Car Parking Study" will be reviewed no later than October 2005.

Policy References

- "Clarence City Council Strategic Plan 2000 – 2005"
- "Clarence 2050"
- "Lindisfarne Shopping Centre Car Parking Study 2001"

5.5 MARINE FARMING POLICY

Policy Basis

The City wishes to encourage marine farming activities which are environmentally compatible with surrounding uses.

Objective

To encourage marine farming in areas including Pipeclay Lagoon and Barilla Bay.

Policy

It is Clarence Planning Policy that in considering an application to use or develop land for marine farming, the Council will have regard to:

- Marine farms must be located and managed in a way that maintains the environmental quality of the area.
- Processing of fish in association with a marine farm must be accompanied by a system of wastes and effluent disposal to the satisfaction of the Council.
- On shore facilities must be located and designed to be compatible with the surrounding area. Landscaping may be used to screen such developments using local species, where possible.

Policy References

- “Marine Farm Planning Act 1995”.
- “Living Marine Resources Management Act 1995”.

General Provisions

This section contains provisions covering the administration of this Planning Scheme, including Existing Uses, Decision Requirements and other matters.

6 GENERAL PROVISIONS

6.1 Application Requirements

All use or development requires the issue of a permit unless otherwise exempted from this requirement under Clause 6.

An application for a permit must include the following:

- A completed application for use or development in the form required by the Council. If the land is owned by the Council, the applicant must obtain the prior written approval of the Council's General Manager for making the application.
- A copy of a certificate of title, title plan and schedule of easements (if any) or other restrictions for the land on which the use or development is proposed.
- Any plans or other information prescribed for use or development under Section 6.2, the relevant zone and overlay.
- Documentation to demonstrate performance in accordance with relevant State Policy.
- Any fees prescribed by the Council.

6.2 Information to accompany an Application

An analysis of the site and surrounding area setting out accurate descriptions of the following:

- Topography and major site features.
- Natural drainage lines, water courses and wetlands.
- Soil conditions (such as depth, description of type and land capability).
- In areas of skyline or landscape importance, a plan locating trees greater than 5 metres in height.
- The location and capacity of any existing services or easements on the site or connected to the site.
- Existing pedestrian and vehicle access to the site.
- Any existing buildings on the site.
- Adjoining properties and their uses.
- Identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability.
- A site plan for the proposed use or development at a scale of not less than 1:200 (1:1000 for sites in excess of 1 hectare) which includes a north point and shows:
 - The boundaries and dimensions of the site.
 - The location of any existing buildings on the site indicating those to be retained or demolished.
 - Location of any proposed buildings on the site and their relationship to buildings on adjacent sites, streets and access ways.
 - The use of adjoining properties.
 - Australian Height Datum (AHD) levels.
 - Proposed subdivision lot boundaries and the building envelopes for new buildings.
 - Natural drainage lines, watercourses and wetlands.
 - Soil depth and type.
- Plans and elevations of proposed and existing buildings showing internal layout and materials to be used on external walls and roofs.
- The dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance.
- Any proposed private or public open space or communal space or facilities.
- The relationship of the elevations to natural ground level showing any proposed cut or fill.
- The location and capacity of any existing services or easements on the site or connected to the site.
- Shadow diagrams of the proposed buildings where the application has potential overshadowing.
- A soil and water management plan.
- A plan of the proposed landscaping of the site, at a scale to match the site plan.

Where Council is satisfied that any of the above information is not relevant to the assessment of the proposal such information may be omitted from the planning application.

6.3 Decision Requirements

Before granting a permit, with or without conditions, or refusing to grant a permit, to use or develop land, Council must consider, as appropriate:

- The Planning Policy Framework.
- Any State Policy.
- The orderly planning of the area.
- The Principles of the Zone and all other provisions of this Planning Scheme.
- Any Development Plan, Design or Local Plan adopted by resolution of Council for the development of any locality, area or class of use or uses covered by the provisions of this Planning Scheme.
- The character of the locality, the existing and future amenities of the neighbourhood and the effect of the development on the amenity of the area.
- The impact of the noise environment on the use or surrounding uses.
- The availability of existing public utility services.
- The suitability of waste management facilities.
- Whether the site requires decontamination.
- The size and shape of the parcel of land and whether it is subject to bush fire hazard or is likely to become subject to inundation.
- The provision of access, loading, parking and manoeuvring of vehicles.
- The need for bicycle racks.
- The need for access to public transport facilities.
- The provision of adequate landscaping, amenity facilities, illumination and treatment of the site generally.
- The position and scale of buildings in relation to boundaries or to other buildings, their density, character, height and harmony in design of facades.
- The need for solar access and energy efficiency in building design.
- The need to impose limits as to length of establishment of operation and the periods within which activities may be carried out.
- The existing character of the site and the buildings and vegetation it contains.
- The impact on important native vegetation.
- The environmental effect of the development on any nearby land and water.
- The impacts on air and water quality.
- The need for soil and water management plans.
- The capacity of the existing streets and roads in the locality and the effect of the development on such capacity.
- The desirability of preserving existing buildings of historical or architectural interest.
- Whether native vegetation is to be or can be protected, planted or regenerated through the application.
- The need to avoid disability discrimination in the design of developments.
- Comments of any other Government Department or Authority.

Before granting a permit, with or without conditions, or refusing to grant a permit, to subdivide land, Council must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land and water.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.

- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The availability and provision of utility services.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the lot boundaries of each lot.
- Whether in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

6.4 Determination of Applications

Having considered an application for a planning permit the Council must either:

- Issue a written approval specifying the conditions (if any) imposed upon the use or development; or
- Issue a written refusal for the use or development stating the grounds of the refusal.

To ensure compliance with a planning permit, a permit condition may be imposed requiring a bond or bank guarantee.

6.5 Use or development within more than one Use Class

Ancillary Use or Development

- Where a proposed use or development constitutes an integral and subservient part of an existing or proposed use or development, it must be considered as part of that use or development.

Multiple Use or Development

- Where a proposed use or development is not an integral and subservient part of an existing or proposed use or development, it must be defined separately.

6.6 Staged Use or Development

Where an application is submitted for use or development consisting of several stages, parts or aspects, a permit may be granted for:

- The entire use or development for which a permit is sought; or
- The entire use or development, except for a specified stage or part of that use or development; or
- A specified stage or part of that use or development; and
- A time limit for the completion of any stage within the development.

A permit may be granted subject to a condition that a specified stage or part of the use or development must be the subject of further application for a permit. Where a subsequent permit is granted for a specified stage or part of a use or development, it must be in accordance with the proposal for the entire use or development.

Where a permit is granted for the entire use or development, the separate stages and parts of use or development do not require the grant of a further permit from Council if they are carried out in accordance with the requirements and any conditions or restrictions attached to that permit.

6.7 Commencement Subject to Compliance with Conditions

Council may grant a permit subject to a condition that the use or development is not to commence until the applicant satisfies Council as to any matter specified in that condition.

6.8 Time Limits on Permits

Council may impose a condition on a permit that specifies the period after commencement, for which the permit is valid.

6.9 Existing Uses

6.9.1 Extent of existing use rights

An existing use right is established in relation to use of land, buildings or works under this Planning Scheme if any of the following apply:

The use was lawfully carried out immediately before the approval date.

A permit for the use of land, buildings or works had been granted immediately before the approval date and the use commences before the permit expires.

6.9.2 Classification of existing of use

If a use of land is being classified to assess the extent of any existing use right, the use is to be classified by the purpose of the actual use at the relevant date, subject to any conditions or restrictions applying to the use at that date, and not by the classification in Part 5 or in Section 1, 2 or 3 of any zone.

6.9.3 Effect of definitions on existing use rights

The definition of a term in this Planning Scheme, or the amendment of any definition, does not increase or restrict the extent of any existing use right established prior to the inclusion of the definition or amendment.

6.9.4 Section 1 uses

A use in Section 1 of a zone for which an existing use right is established may continue, provided any condition or restriction to which the use was subject and which applies to the use in Section 1 of the zone continues to be met.

6.9.5 Sections 2 and 3 uses

A use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with all other building or works requirement in this Planning Scheme.
- Any condition or restriction to which the use was subject and which applies to the use in Section 2 of the zone continues to be met.
- The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.

6.9.6 Expiration of existing use rights

An existing use right expires if either:

- The use has stopped for a continuous period of two years; or
- The use has stopped for 2 or more periods which together total two years in any period of three years; or
- In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.

6.9.7 Alternative use

If land is used for a use in Section 3 of a zone for which an existing use right is established, a permit may be granted to use and develop the land for an alternative use which is prohibited by this Planning Scheme. The Council must be satisfied that the use of the land for the alternative use will be less detrimental to the amenity of the locality.

5.9.8 Damaged or destroyed buildings or works

If at least 50 percent of the gross floor area of a building or at least 50 percent of the area of any works is damaged or destroyed so that the use cannot continue without the building or works being reconstructed, the land must be used in conformity with this Planning Scheme.

6.9.9 Decision Requirements

Before deciding on an application under Clauses 5.9.5, 5.9.7 or 5.9.8, in addition to the Decision Requirements in Clause 5.3 and any other requirements of the Act, the Council must consider the extent to which compliance can be achieved with all scheme requirements that can reasonably be met.

Definitions

This section contains the meaning of words used or defined in this Planning Scheme.

7 DEFINITIONS

7.1 Interpretation

A term has its ordinary meaning unless:

- It is defined in the Land Use Planning and Approvals Act 1993.
- It is defined in the Planning Scheme.

In this Planning Scheme, the term “use or development” also means “use and/or development.”

A reference in the Planning Scheme to any Act, other statute or regulation is to be taken as a reference to such Act, statute or regulation as it may be amended from time to time.

7.2 General Definitions

The following table defines general terms used in this Planning Scheme.

GENERAL TERMS	DEFINITION
Act	The <i>Land Use Planning and Approvals Act 1993</i> or if that Act is repealed any Act enacted in substitution for that Act.
Approval Date	The date this Planning Scheme was approved.
Building Envelope	The dimensional space in which buildings and associated structures are contained.
Building Protection Area	The area between the principle building and the Fuel Modified Buffer Area where bushfire fuel such as grasses, bracken, dead or fallen leaves, bark, and twigs, are minimised to restrict the passage of fire.
Council	The Clarence City Council.
Defined Use	A use which is defined in the table to Clause 7.3.
Demolition	The damaging, defacing, destruction or removal of any building or works in whole or in part.
Discretionary Use or Discretionary Development	An application made under Section 57 of the Act.
Fire Trail	A vehicular carriageway provided for the use of emergency vehicles which is not intended to form part of the usual access to a lot.
Fuel Modified Buffer Area	The area between the Building Protection Area and the bush or standing vegetation where bushfire fuels such as grasses, bracken, dead or fallen leaves, bark and twigs are reduced and maintained at a level that allows effective fire fighting with ordinary resources.
Frontage or Front Boundary	The boundary or those boundaries of any lot which abut a road.
Gross Floor Area	The total area of all floors of a building measured from the outside of the external walls or the centre of party walls and includes all roofed areas. It does not include common stairwells, elevator shafts and toilets.
Height	The vertical distance between the natural ground level and the highest point of the building directly above that point excluding minor protrusions such as chimneys, flues, antennae and the like.
Lot	Land which can be disposed of separately, including a lot created under the Local Government Building and Miscellaneous Provisions Act 1993 and the Strata Titles Act 1998.
Natural Ground Level	The level of the land before any use or development is carried out on the site.

General Terms (continued)

GENERAL TERMS	DEFINITION
Permitted Use or Permitted Development	An application made under Section 58 of the Act.
Prohibited Use or Development	A use or development that is banned and cannot be approved.
Road	Land over which the 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, being a road which is the responsibility of the Minister administering the <i>Roads and Jetties Act 1935</i> or a road which the Council has accepted responsibility under its seal or a road shown on the municipal map.
Setback	The shortest horizontal distance from a boundary of a lot to any part of a building on that lot.
Site	The land on which a use or development is proposed to be carried out.
Site Coverage	The total building footprint as a proportion of the site area, expressed as a percentage.
Zone	a particular area delineated on the plans within which control over use or development may be exercised.

7.3 Use Class Definitions

Land use terms

The following table lists terms which may be used in this Planning Scheme in relation to the use of land. This list is not exhaustive. However, a term describing a use or activity in relation to land which is not listed in the table must not be classified as a separate use of land if the term is obviously or commonly included within one or more of the terms listed in the table.

LAND USE TERMS	DEFINITION
Abattoir	Land used for slaughtering livestock. It may include the manufacturing of by-products.
Active Recreation	Land used for a recreational purpose not elsewhere defined in this table, but does not include a speedway, track or circuit of any kind used for motorised vehicle sport.
Adult Sex Book and Sex Aid Establishment:	Land used to sell or hire sexually explicit material, including: a) publications classified as restricted under the Restricted Publications Act 1974; and b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.
Agriculture	Land used for horticulture, dairy farming, the keeping or breeding of livestock, or the growing of fruit, vegetables, grain or other produce.
Airport	Land used to receive and discharge freight or passengers by aircraft.
Amusement Machine Centre	Land used as a licensed place of public entertainment containing four or more machines or devices operated by coin or token for amusement or gain. It does not include amusement machines if the machines offer a monetary reward, or land used for a Hotel
Animal Husbandry	Land used for the intensive farming of animals when their feeding is undertaken primarily by hand and/or machinery based practices, but does not include Aquaculture.
Aquaculture	Land used for operations involved in farming in a water based environment, but does not include any processing of the produce thereof, other than the handling or packing of such.
Bed and Breakfast	A house used by a resident of the house to provide accommodation for persons away from their normal place of residence.
Call Centre	Land used as a central place where an organisation handles telephone calls on behalf of individuals, business and other organisations. Typically a call centre will handle a considerable volume of calls at the same time, to screen, forward and log calls.
Caravan Park and Camping Ground	Land used to allow accommodation in caravans, cabins, tents or the like.
Caretakers House	A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant.
Car Park	Land used to park motor vehicles.
Child Care Centre	Land used to care for five or more children who are not permanently resident on the land.
Civic Building	A building designed, used or intended to be used by Government Departments, Statutory bodies or the Council as offices, assembly rooms, public libraries, meeting halls or other like purposes and includes post offices, telephone exchanges and emergency services depots.

Land Use Terms (continued)

LAND USE TERMS	DEFINITION
Community Building	Land on which people gather for the purpose of recreation, entertainment or social activity, cinema, theatre, dance or concert hall, non-residential club, reception room or a venue for indoor sports or games, with or without a bar or drinking booth as an ancillary use, and includes a licensed club.
Consulting Rooms or Health Centre	Land used by a medical, dental practitioner, or by a registered practitioner of any therapeutic art or science, including a maternal and child welfare centre, an x-ray centre, a medical clinic and a community health centre.
Dependent Person's Unit	A moveable building on the same lot as an existing dwelling unit and used to provide accommodation for a person dependent on a resident of the existing dwelling unit.
Educational or Cultural Centre	Land used as a school, technical institute, academy, university or other educational centre, lecture hall, art gallery or museum. It does not include an Institutional Building.
Extractive Industry	Land used for the extraction or removal of stone from land for commercial use, or to use the stone for building, construction, road or manufacturing works. It includes the treatment of stone or the manufacture of bricks, tiles, pottery, or cement products on the land from which the stone is extracted.
Forestry	Land used for the establishment, management and harvesting of trees for commercial purposes and the provision of reserves normally associated with the practice. It does not include tree harvesting of shelter belts or wood lots which agriculture.
Fuel Depot	Land used to store, sell, and distribute fuel, but does not include a Service Station or Wood Yard.
Funeral Parlour	Land used to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.
General Industry	Land used for an industry, not otherwise defined in this table. It does not include an Extractive, Light, Noxious, Service or Rural Industry.
Hire/Drive Depot	Land used for the storage and hire of automobiles, camper vans, boats and/or caravans and includes cleaning and minor maintenance of such vehicles.
Home Occupation	An occupation carried on in a house, or on the land around a house, by a resident of the house. It may include a use defined elsewhere.
Hospital	Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of out-patients.
Hotel	Land used to sell liquor for consumption on and off the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.
House	<p>A building on a lot used as a dwelling unit which must include:</p> <ul style="list-style-type: none"> a) a kitchen sink and facilities for the preparation and cooking of food; and b) a bath or shower; and c) clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine; and d) a toilet and washbasin. <p>If any of the facilities listed above are detached from the main building, they must be set aside for the exclusive use of the occupants of the building.</p>

Land Use Terms (continued)

LAND USE TERMS	DEFINITION
Institutional Building	A building used or designed principally for the purpose of: <ul style="list-style-type: none"> ▪ a hospital or sanatorium for the treatment of infectious or contagious diseases or persons who are mentally handicapped. ▪ an institution for care of State wards. ▪ a penal or reformatory institution. ▪ a hospital for treatment or care of the mentally sick.
Kennels	Land used for the accommodation and/or breeding of three or more dogs (excluding working farm dogs). It also includes the keeping of cats for commercial reward.
Licensed Establishment	Land for which a license is issued under the Liquor and Accommodation Act 1990, unless elsewhere defined in this Planning Scheme.
Light Industry	Land used for any of the following operations: <ul style="list-style-type: none"> ▪ any process of manufacture. ▪ dismantling or breaking up of any article. ▪ treating waste materials. ▪ laundering, repairing, servicing or washing any article, or machinery, other than on-site work on a building. ▪ any process of testing or analysis. <p>If on the same land as any of these operations, it also includes:</p> <ul style="list-style-type: none"> ▪ storing goods used in the operation or resulting from it. ▪ providing amenities for people engaged in the operation. ▪ selling by wholesale, goods resulting from the operation. ▪ accounting or administration in connection with the operation. <p>Provided that the amenity of the area is not adversely affected through the appearance of buildings, works, or materials, or by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastepaper, waste products, grit, oil or the presence of vermin or by electrical interference or otherwise.</p>
Local Shop	Land used to sell food and other daily needs goods, or as a hairdressing salon, pharmacy, newsagency, betting agency, or a self-service laundry principally serving the surrounding neighbourhood. It does not include a Restaurant.
Motel	Land used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms.
Motor Repair Garage	Land used for or in connection with mechanical repairs and overhauls of motor vehicles and includes tyre re-capping, retreading, panel beating, spray painting and chassis reshaping, but does not include a Scrap Yard.
Motor Vehicle Sales	Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories.
Multiple Dwelling	One or more buildings containing a total of two or more dwelling units on a lot. It excludes a House and Dependent Person's Unit.
Native Vegetation	Vegetation that is native to Tasmania.
Noxious Industry	Land used for an activity or industry which, by reason of the processes involved or the method of manufacture or the nature of the materials or goods used, produced or stored is likely to cause an environmental nuisance as defined under the Environment Management and Pollution Control Act 1994.
Office	Land used for administration, or clerical, technical, professional for other like business activity. No goods or materials intended or manufacture, sale, or hire may be stored on the land.

Land Use Terms (continued)

LAND USE TERMS	DEFINITION
Passive Recreation	Land used for recreational activities which do not alter or damage the environmental qualities of the land, or have a detrimental effect on the amenity of the land or its environs. It does not include playing fields, sports grounds or their associated spectator facilities.
Place of Worship	A building used primarily for the religious activities of a church or any group or persons. It does not include an education/cultural establishment.
Plant Nursery	Land used to propagate, grow, and sell plants. It may include the sale of gardening equipment and horticultural products.
Professional Office	Land used for a professional practice such as an accountant, architect, artist, author, barrister, draftsman, engineer, landscape architect, quantity surveyor, surveyor, solicitor or town planner.
Remedial Accommodation	Land used for the accommodation of persons who receive care, rehabilitation or supervision from resident staff members.
Residential Building	Land used for the permanent accommodation of two or more households sharing in common the use of parts of the building, and includes a boarding house, residential club or residential college.
Restaurant	Land on which meals and refreshments are sold to the public for consumption on the premises, and may include cafes but does not include Local Shop, Take Away Food Shop or a Shop.
Retirement Village	Land containing more than two dwellings used occupied by the elderly and may include communal buildings and facilities.
Rural Industry	Land used to: a) handle, treat, process, or pack agricultural produce; or b) service or repair plant, or equipment, used in agriculture.
Saleyard	Land used to hold, sell, and buy farm animals.
Scrap Yard	Land used for the collection, storage or sale of scrap metals, second hand building materials, containers, waste paper, rags, bottles or other used materials, or for the collection, dismantling, storage or salvaging of motor vehicles and machinery. It includes the sale of such goods, but does not include a Noxious Industry.
Service Industry	Use of a premises not more than 200 square metres which has no detrimental affect on the amenity of other activities in the area, and is used for either: <ul style="list-style-type: none"> ▪ The manufacture of goods intended for sale on the premises; ▪ Processes directed towards the servicing of goods; or ▪ Premises having a retail shop front and used as a depot for processing goods to be serviced.
Service Station	Land used to sell motor vehicle fuel from bowsers, and lubricants. It may include the: <ul style="list-style-type: none"> ▪ selling of motor vehicle accessories or parts. ▪ selling of food, drinks and other convenience goods. ▪ hiring of trailers. ▪ servicing or washing of motor vehicles. ▪ installing of motor vehicle accessories or parts.
Shop	Land used to sell goods or services, or to hire goods, but does not include uses defined elsewhere in this clause.
Soil Removal	Land used for removing soil, minerals or stone from the ground.

Land Use Terms (continued)

LAND USE TERMS	DEFINITION
Specialist/ Bulky Goods Store	Land used to sell goods, with a gross floor over 1000 square metres, that has up to 100 square metres of floor space trading in three or more of the following categories: <ul style="list-style-type: none"> ▪ Fabrics and other soft goods retailing. ▪ Furniture retailing. ▪ Floor covering retailing. ▪ Domestic hardware and houseware retailing. ▪ Recorded music retailing. ▪ Sport and camping equipment retailing. ▪ Toy and game retailing. ▪ Machinery retailing. ▪ Newspaper book and stationary retailing. ▪ Timber wholesaling. ▪ Building supplies wholesaling.
Store	Land used only to store goods, machinery, boats or vehicles.
Take-Away Food Shop	Land used for the sale of food for consumption exclusively or primarily off the premises.
Taxi Depot	Land used for the parking or garaging of registered taxis including an associated office and/or reception area for passengers and may include cleaning and minor running repair of taxis but excludes major repairs such as engine or mechanical overhauls, panel beating or spray painting.
Timber Mill	Land used for the sawing, chipping, or pulping of logs or large pieces of timber. It does not include a joinery works unless logs or large pieces of timber are processed therein.
Tourist Accommodation	Land used for providing accommodation for tourists or persons engaged in recreational pursuits and includes guest houses, host farms, holiday cabins, holiday flats, hostels and residential club but does not include a Hotel, Bed and Breakfast Establishment, Motel or Tourist Operation.
Tourist Operation	Land used specifically for tourist purposes, and includes wildlife parks, country clubs or outdoor, historical or bush displays and the like, but excludes any other tourism facility defined in this clause.
Transport Depot	Land used for garaging or parking motor vehicles which are used for carrying persons or goods for hire, reward or other consideration, or any premises used for the transfer of persons or goods from such motor vehicles, or for the maintenance and minor repair of such motor vehicles.
Utility Installation	Land used: <ul style="list-style-type: none"> ▪ for telecommunications. ▪ to transmit or distribute gas, oil, or power. ▪ to collect, treat, transmit, store, or distribute water. ▪ to collect, treat, or dispose of storm or flood water, sewage, or sullage.
Veterinary Establishment	Land used to: <ul style="list-style-type: none"> ▪ diagnose animal diseases or disorders. ▪ surgically or medically treat animals. ▪ prevent animal diseases or disorders. It may include keeping the animals on the premises for treatment.
Warehouse	Land used to store or display goods. It may include the distribution and the wholesale selling of the goods.

Land Use Terms (continued)

LAND USE TERMS	DEFINITION
Winery	A building and its surrounds, located on land otherwise used as a vineyard, used to manufacture, store and/ or sell vineyard products and may include, as integrated activities, one or more of the following: <ul style="list-style-type: none">▪ Restaurant.▪ Shop.▪ Tasting Facilities.▪ Function Facility.▪ Visitors Centre.
Wood Yard	Land used to cut, store and sell domestic firewood.

7.4 Outdoor Advertising Signs

The following table lists words that may be used in this Planning Scheme in relation to outdoor advertising. A word listed in the first column, under the heading "Outdoor Advertising Word", has the meaning set out beside that term in the second column, under the heading "Definition".

OUTDOOR ADVERTISING WORDS	DEFINITION
Above-verandah sign	A sign above a verandah or, if no verandah, that is more than 3.7 metres above pavement level, and which projects more than 0.3 metre outside the site.
Advertisement area	The total area of an advertisement. If the advertisement does not rotate or move, the area is one side only.
Animated sign	A sign that can move, contains moving parts, changes its message, flashes, or has a moving or flashing border.
Bed and breakfast sign	A sign at a dwelling that advertises bed and breakfast accommodation in the dwelling.
Bunting sign	An advertisement that consists of bunting, streamers, flags, windvanes, or the like.
Business identification sign	A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the nature of the business, a business logo or other business identification information.
Direction sign	A sign not exceeding 0.3 square metre that directs vehicles or pedestrians. It does not include a sign that contains commercial information.
Floodlit sign	A sign illuminated by external lighting provided for that purpose.
High-wall sign	A sign on the wall of a building so that part of it is more than 10 metres above the ground.
Home occupation sign	A sign at a dwelling that advertises a home occupation carried on in the dwelling, or on the land around the dwelling.
Internally illuminated sign	A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as an advertisement.
Major promotion sign	A sign which is 15 square metres or greater that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.
Panel sign	A sign with an advertisement area exceeding 10 square metres.
Pole sign	A sign: <ul style="list-style-type: none"> a) on a pole or pylon that is not part of a building or another structure; b) that is no more than 7 metres above the ground; c) with an advertisement area not exceeding 6 square metres; and d) that has a clearance under it of at least 2.7 metres.
Promotion sign	A sign of less than 18 square metres that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.
Reflective sign	A sign finished with material specifically made to reflect external light.
Sign	An advertisement and any structure built specifically to support it.
Sky sign	A sign: <ul style="list-style-type: none"> a) on or above the roof of a building, but not a verandah; b) fixed to the wall of a building and which projects above the wall; or c) fixed to a structure (not a building) so that part of it is more than 7 metres above the ground.
Window sign	A sign on or attached to the surface of a window that faces a street.

Exemptions

This section contains the exemptions which apply in this Planning Scheme.

8 EXEMPTIONS

7.1 Uses and developments not requiring a permit

The following use or development does not require a planning permit, except where a permit application is required for a variation to the requirements of the relevant zone or overlay. However, each use or development must comply with the development standards for the zone and must also meet the requirements of any relevant Specific Provision:

- A House in the following zones:
 - Residential Zone.
 - Low Density Residential Zone.
 - Rural Residential Zone.
- A Home Occupation, in the following Zones:
 - Residential Zone.
 - Low Density Residential Zone.
 - Rural Residential Zone.
 - Rural Zone.
 - Landscape and Skyline Conservation Zone.
- Agriculture in the following zones:
 - Rural Zone.
 - Intensive Agriculture.
- The removal, destruction or lopping of vegetation which are species introduced to Tasmania that are not listed in the Heritage Overlay or covered by the Vegetation Management Overlay.
- Except where required under the Heritage Overlay, maintenance and repair of buildings where it does not involve additions to or deletions from the external structure.
- Except where required under the Heritage Overlay, side and rear boundary fences and retaining walls not adjoining a road and not exceeding a combined height of 2.1 metres.
- Except where required under the Heritage Overlay, boundary fences and retaining walls adjoining a road and not exceeding a combined height of 2.1 metres above natural ground level.
- Works carried out by Council or other Government authorities for the construction, maintenance and repair of infrastructure including roads, tracks, footpaths, drains, sewers, power lines, pipelines and telecommunications facilities.
- Structures erected within a road reservation by a public authority or Council including but not necessarily limited to street furniture, fire hydrants, traffic control devices and street lights.
- Up to two aerials or antennae, including a satellite dish, to a maximum height of 6 metres above an existing building in the Residential and Low Density Residential Zones.
- Aerials and antennae ancillary to a lawful use in Rural, Industrial or Commercial Zones.
- Minor domestic buildings or structures within the curtilage of a residential development including garden sheds, glasshouses, rubbish receptacles or other such minor structures for the domestic needs of the occupants provided that:
 - The gross floor area of the building or structure does not exceed 10 square metres.
 - No part of the building or structure is higher than 2.1 metres above natural ground level.
 - Each side is no longer than 3 metres.
 - No part of the building or structure encroaches within any service easement or within 1 metre of any underground service.
- Buildings used in association with agriculture in the Rural or Intensive Agriculture Zones provided that the gross floor area of all such buildings on the site must not exceed 200 square metres.
- A minor building in the Landscape and Skyline Conservation Zone provided that:
 - The building is part of an existing lawful use or development.
 - The gross floor area of the building does not exceed 10 square metres.
 - No part of the building is higher than 3 metres in the case of a flat or mono pitched roof construction and 3.5 metres in the case of a construction where the pitch is a least 15 degrees.
 - No part of the building encroaches within any service easement or within 1 metre of any underground service.
 - External materials are non-reflective and are in muted tones to blend with the landscape.
- Except where specified by any Overlay, the demolition in whole or in part of a building.
- Occasional sporting, social and cultural events including markets on public land.
- A permit is not required to display the following signs:

- A sign identifying the functions or property of a government department, public authority or the Council.
- Signs by or on behalf of a candidate for a federal, state or local government election.
- Non illuminated signs of not more than 0.2 square metres for the purpose of a Home Occupation.
- A sign controlling traffic on a public road, railway, water or in the air, provided it is displayed at the direction of a government department, public authority or the Council.
- A sign in a road reserve which gives direction or guidance about a tourist attraction, service or facility of interest to road users. The sign must be displayed to the satisfaction of the Council and where relevant, the Department of Infrastructure Energy and Resources.
- A sign required by statute or regulation, provided it is in accordance with the requirement.
- A sign on a showground, or on a major sports and recreation facility, provided the advertisement is internally directed.
- A non-animated or non-illuminated sign with an advertisement area not exceeding 1 square metre to each premises that provides information about a place of worship.
- A sign inside a building that cannot generally be seen outside.
- A sign with an advertisement area not exceeding 2 square metres concerning construction work on the land. Only one sign may be displayed, it must not be an animated or internally-illuminated sign and it must be removed when the work is completed.
- A sign with an advertisement area not exceeding 2 square metres publicising a local educational, cultural, political, religious, social or recreational event not held for commercial purposes. Only one sign may be displayed on the land, it must not be an animated or internally-illuminated sign and it must not be displayed longer than 3 months.
- A sign with an advertisement area not exceeding 5 square metres publicising the sale or letting of the property on which it is displayed.

Zones

This section contains the zones which apply in this Planning Scheme.

9 OPERATION OF ZONES

The Table of Uses in each zone specify the controls over land use, divided into three sections.

9.1 Operation of Zones

9.1.1 Section 1 Uses

A permit is required for a use listed in Section 1 of the Table of Uses in each zone. The application must be considered as a permitted use.

9.1.2 Section 2 Uses

A permit is required for a use listed in Section 2 of the Table of Uses in each zone. The application must be considered as a discretionary use. While a use is listed in Section 2, it does not mean that a permit should or will be granted. The Council must decide whether the proposal will produce acceptable outcomes in terms of the Planning Policy Framework, the Decision Requirements, and the purpose and requirements of the zone, any overlay or other control relevant to the specific use.

9.1.3 Section 3 Uses

A use in Section 3 is prohibited and cannot be approved.

9.2 RESIDENTIAL ZONE

Shown in red on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide for a variety of accommodation types to meet the needs of all households.

Provided residential amenity is retained, to allow for a limited range of community and other non-residential uses to serve local community needs.

9.2.1 Table of Uses

Section 1 - Permitted Uses

USE	CONDITION
Multiple Dwelling	Must comply with Clause 11.6
Passive Recreation	
Utility Installation	

Section 2 - Discretionary Uses

USE	CONDITION
Active Recreation	
Bed and Breakfast	
Child Care Centre	
Civic Building	
Community Building	
Consulting Rooms & Health Centre	
Dependent Person's Unit	
Educational or Cultural Centre	
Hospital	
Local Shop	Gross floor area must not exceed 100 square metres.
Motel	Must front Cambridge Road, Clarence Street, East Derwent Highway, Gordons Hill Road, South Arm Road or Tasman Highway.
Place of Worship	
Professional Office	
Remedial Accommodation	
Residential Building	
Retirement Village	
Tourist Accommodation	
Veterinary Establishment	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Uses

USE
Any defined use not specified in Section 1 or 2

9.2.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 550 square metres.

An application to subdivide land into lots of less than 550 square metres must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Provide for the subdivision of an approved multi dwelling development; or
- Have a minimum lot size of 550 square metres, excluding access strips; and
- Have a minimum frontage of 3.6metres; and
- Can contain a circle having a minimum diameter of 18 square metres clear of any easements, the front boundary setback or any other restrictions registered on the title.

Decision Requirements

Before deciding on an application to subdivide land in addition to the Decision Requirements in Clause 6.3, the Council must consider the following Elements of *Tasmanian Code for Residential Development (TASCARD) 1997*:

Element	Performance Criteria	Variations to Acceptable Solutions
E2.1	P1 to P11 (inclusive)	
Neighbourhood Design		
E2.2	P1 to P22 (inclusive)	A6.2 is replaced by:
Street Networks		Compliance with any adopted Asset Management Plan
E2.3	P1 to P10 (inclusive)	
Pedestrian, Wheelchair and Cyclist facilities		

9.2.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision. This does not apply to a lot to be created under the Strata Titles Act 1998 for an approved multiple dwelling development.

9.2.4 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

9.2.5 Development Standards

Site Density and Site Coverage

The site coverage must not exceed 40% for a house or a house with an ancillary dwelling.

A multiple dwelling development must not exceed a maximum site coverage of 30%. A permit may be granted to vary this up to 40%. The application must be considered as a discretionary development.

Building Setbacks

Building setbacks to lot boundaries must be in accordance with the table below:

Criteria	Minimum Building Setback
Wall	6 metres to frontage with: <ul style="list-style-type: none">▪ Clarence Street▪ Derwent Avenue▪ East Derwent Highway▪ Gordons Hill Road▪ Oceana Drive▪ Tranmere Road 4.5 metres to all other roads
Outbuilding Wall (including garage integral with a House or Multi Dwelling Unit)	0 metres to rear or side boundary, provided the wall does not exceed 9metres in length and/ or 3 metres in height. Otherwise setbacks must be at least 2 metres.
All other walls	2 metres to rear or side boundary

Height

All buildings shall have a maximum height of 7.5 metres above natural ground level. A permit may be granted to vary this. The application must be considered as a discretionary development.

Siting of Multiple Dwellings

Multiple dwellings must not be sited within any area where there are 48 or more existing or approved houses, lots and multiple dwellings within a 100 metre radius circle of the centre of the site. This number is to be determined as follows:

- The centre of the 100 metre radius circle is the centroid of the subject land.

- Where a lot containing a house or multiple dwelling is divided by the arc, the dwelling is counted as one of the total within the radius.
- Where a lot contains multiple dwellings and is only partly contained by the arc, only the number of dwellings wholly or partly contained within the circle are to be counted.
- Only that portion of the circle within the Residential Zone, including any roads, is to be included in the calculation. Therefore, if the circle includes an area (calculated at 50% of the circle) of any other zone then the total number of houses in the remainder must not exceed 50% of 48.

A permit may be granted to vary this requirement. The application must be considered as a discretionary development.

9.2.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.6. This zone is in Class 3.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.3 LOW DENSITY RESIDENTIAL ZONE

Shown in pink on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide for sensitive development as a buffer between established urban areas and non-urban areas.

9.3.1 Table of Uses

Section 1 - Permitted Uses

USE	CONDITION
Dependent Person's Unit	
Passive Recreation	
Utility Installation	

Section 2 - Discretionary Use

USE	CONDITION
Agriculture	
Aquaculture	
Bed and Breakfast	
Civic Building	
Community Building	
Local Shop	Gross floor area must not exceed 100 square metres.
Place of Worship	
Tourist Accommodation	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in section 1 or 2

9.3.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 1500 square metres.

An application to subdivide land into lots of less than 1500 square metres must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Have a minimum lot size of 1500square metres; and
- Have a minimum frontage of 10 metres.

9.3.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.3.4 Development Standards

Site Coverage

The site coverage must not exceed 20% for a house or a house with an ancillary dwelling.

Building Setbacks

Buildings must be setback not less than 3 metres to rear or side boundary and 10 metres to front boundary.

Building Height

All buildings shall have a maximum height of 7.5 metres above natural ground level. A permit may be granted to vary this. The application must be considered as a discretionary development.

9.3.5 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

9.3.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.6. This zone is in Class 3.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.4 RURAL RESIDENTIAL ZONE

Shown in aqua on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide for residential use in a rural environment, ensuring that development minimises impacts on adjacent farmland, marine farms or land with important environmental values.

9.4.1 Table of Uses

Section 1 - Permitted Uses

USE	CONDITION
Agriculture	
Passive Recreation	
Utility Installation	

Section 2 - Discretionary Use

USE	CONDITION
Active Recreation	
Aquaculture	
Bed and Breakfast	
Caravan Park or Camping Ground	
Caretakers House	
Civic Building	
Community Building	
Dependent Person's Unit	
Education/Cultural Establishment	
Kennels	Maximum six dogs over 6 months of age
Local Shop	Gross floor area must not exceed 100 square metres.
Place of Worship	
Plant Nursery	
Professional Office	
Remedial Accommodation	
Tourist Accommodation	
Tourist Operation	
Veterinary Establishment	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.4.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 2 hectares.

An application to subdivide land into lots of less than 2 hectares must be considered as a permitted development, where:

- It is for the purpose of providing a public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Have a minimum lot size of 2 hectares; and
- Have a minimum frontage of 10 metres.

9.4.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.4.4 Development Standards

Setbacks

Buildings must be setback not less than 10 metres to rear or side boundary and 15 metres to front boundary. On land which does not comply with the minimum lot size or frontage in Clause 9.4.2, a permit may be granted to vary these setbacks. The application must be considered as a discretionary development.

Building Height

All buildings shall have a maximum height of 7.5 metres above natural ground level. A permit may be granted to vary this. The application must be considered as a discretionary development.

9.4.5 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

9.4.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.7. This zone is in Category 4.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.5 VILLAGE ZONE

Shown in light blue on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide for residential and associated development in outlying small communities and to ensure the character and sensitive nature of those places are protected and enhanced.

9.5.1 Table of Uses

Section 1 - Permitted Uses

USE	CONDITION
Civic Building	
House	
Home Occupation	
Passive Recreation	
Utility Installation	

Section 2 - Discretionary Uses

USE	CONDITION
Active Recreation	
Agriculture	
Bed and Breakfast	
Child Care Centre	
Community Building	
Consulting Rooms & Health Centre	
Dependent Person's Unit	
Educational or Cultural Centre	
Local Shop	Gross floor area must not exceed 100 square metres
Place of Worship	
Retirement Village	
Tourist Accommodation	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Uses

USE
Any defined use not specified in Section 1 or 2

9.5.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 1000 square metres.

An application to subdivide land into lots of less than 1000 square metres must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Have a minimum lot size of 1000 square metres.

9.5.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.5.4 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

9.5.5 Development Standards

Site Density and Site Coverage

The site coverage must not exceed 30% for a house or a house with an ancillary dwelling.

Building Setbacks

Building setbacks to lot boundaries must be in accordance with the table below:

Criteria	Minimum Building Setback
Wall	6 metres to frontage
Outbuilding Wall (including garage integral with a House)	0 metres, to rear or side boundary provided the wall does not exceed 9metres in length and/ or 3 metres in height. Otherwise setbacks must be at least 2 metres
All other walls	2 metres to rear or side boundary

A permit may be granted to vary building setbacks listed in the table. The application must be considered as a discretionary development.

Height

All buildings shall have a maximum height of 7.5 metres above natural ground level. A permit may be granted to vary this. The application must be considered as a discretionary development.

Water and Sewerage

Buildings that are occupiable must:

- Be connected to a reticulated potable water supply or have an alternative supply which is adequate for domestic needs to the satisfaction of the Council.
- Be connected to a reticulated sewerage system or if not available, have a system for treating and disposing of waste water to the satisfaction of the Council.

9.5.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.6. This zone is in Category 3.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provision. These contain additional requirements relevant to proposals.*

9.6 INDUSTRY ZONE

Shown in brown on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide a range of industrial activities that promote economic development within the City, in a manner that does not affect the safety and amenity of the local community.

9.6.1 Table of Uses

Section 1 - Permitted Use

USE	CONDITION
Call Centre	
Car Park	
Caretakers House	
Civic Building	
Fuel Depot	Minimum of 100 metres to nearest dwelling.
General Industry	Minimum of 100 metres to nearest dwelling.
Hire/Drive Depot	
Home Occupation	
Light Industry	
Local Shop	Gross floor area must not exceed 100 square metres.
Motor Repair Garage	
Passive Recreation	
Plant Nursery	
Service Industry	
Store	
Taxi Depot	
Utility Installation	
Warehouse	
Woodyard	

Section 2 - Discretionary

USE	CONDITION
Abattoir	
Active Recreation	
Agriculture	
Community Building	
Extractive Industry	
Funeral Parlour	
Institutional Building	

Motor Vehicle Sales	
Office	
Place of Worship	
Restaurant	
Rural Industry	
Saleyard	
Scrap Yard	

Discretionary Use (continued)

USE	CONDITION
Service Station	
Soil Removal	
Specialist/ Bulky Goods Store	
Take Away Shop	
Timber Mill	
Transport Depot	
Veterinary Establishment	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited

USE
Any defined use not specified in Section 1 or 2

9.6.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

There is no minimum lot size.

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created; or
- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

All other applications must be considered as a discretionary development.

Decision Requirements

Before deciding on an application to subdivide land, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

9.6.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.6.4 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Decision Requirements

Before deciding on an application, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- The interface with adjoining areas, especially the relationship with residential areas.
- Any natural or cultural values on or near the land.
- The streetscape character surrounding the site.
- The built form of development surrounding the site.
- Suitable landscape treatment for the site.
- The provision of car parking and access.
- Suitable loading and service areas.
- Adequate screening of outdoor storage.
- The use of lighting.
- Stormwater discharge.

9.6.5 Environmental Standards

Application for a use of land that is a Level 2 activity under the provisions of the *Environmental Management and Pollution Control Act 1994* must not be approved within the applicable Standard Recommended Attenuation Distance from a potential source of conflict.

9.6.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.5. This zone is in Class 2.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.7 COMMERCIAL ZONE

Shown in purple on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To encourage a range of business centres for retailing and other complementary commercial, entertainment and community uses.

9.7.1 Table of Uses

Section 1 - Permitted Use

USE	CONDITION
Car Park	
Civic Building	
Consulting Rooms/Health Centre	
Hotel	
Local Shop	
Office	
Passive Recreation	
Professional Office	
Restaurant	
Shop	
Specialist/ Bulky Goods Store	
Take Away Food Shop	
Utility Installation	

Section 2 - Discretionary Use

USE	CONDITION
Active Recreation	
Adult Sex Book and Sex Aid Establishment	
Amusement Machine Complex	
Call Centre	
Caretakers House	
Child Care Centre	
Community Building	
Education/Cultural Establishment	
Funeral Parlour	
Hire/Drive Depot	
Hospital	
Institutional Building	
Licensed Establishment	
Major Shop or Shopping Complex	
Motel	
Motor Vehicle Sales	
Place of Worship	
Plant Nursery	
Service Station	
Store	
Taxi Depot	
Tourist Accommodation	
Veterinary Establishment	

Discretionary Use (continued)

USE	CONDITION
Warehouse	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.7.2 Subdivision**Permit Requirement**

A permit is required to subdivide land.

Size and Dimension of Lots

There is no minimum lot size.

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created; or
- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

All other applications must be considered as a discretionary development.

Decision Requirements

Before deciding on an application to subdivide land, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- Provision for vehicles providing supplies, waste removal and emergency services and public transport.
- The interface with adjoining areas, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

9.7.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.7.4 Permit requirement

A permit is required to erect a building or construct or carry out works.

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Decision Requirements

Before deciding on an application, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining areas, especially the relationship with residential areas.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.

9.7.5 Advertising Signs

Advertising sign requirements are at Clause 11.2.4. This zone is in Class 1.

Notes:

- ☐ ***Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.***
- ☐ ***Check whether an overlay applies to the land.***
- ☐ ***Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.***

9.8 LOCAL BUSINESS ZONE

Shown in light purple on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide for business activities that meet the daily needs of the local community, in a manner that does not affect the safety and amenity of the area.

9.8.1 Table of Uses

Section 1 - Permitted Use

USE	CONDITION
Civic Building	
Consulting Rooms/Health Centre	
Local Shop	Gross floor area must not exceed 100 square metres.
Passive Recreation	
Professional Office	
Take Away Food Shop	Gross floor area must not exceed 80 square metres.
Utility Installation	
Veterinary Establishment	

Section 2 - Discretionary Use

USE	CONDITION
Active Recreation	
Amusement Machine Centre	
Car Park	
Caretakers House	
Child Care Centre	
Community Building	
Plant Nursery	
Hotel	
Licensed Establishment	
Motor Repair Garage	
Motor Vehicle Sales	
Office	
Place of Worship	
Restaurant	
Service Station	
Shop	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.8.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimensions of Lots

There is no minimum lot size.

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 300 square metres; or
- It is to provide for lots of at least 300 square metres.

An application to subdivide land into lots of less than 2 hectares must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

All other applications must be considered as a discretionary development.

Decision Requirements

Before deciding on an application to subdivide land, in addition to the Decision Requirements in Clause 7, the Council must consider:

- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

9.8.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.8.4 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Decision Requirements

Before deciding on an application, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- The streetscape values, including:
 - the conservation of buildings.
 - the height of buildings.
 - the design of verandahs.
 - access from the street front.
 - protecting active frontages to pedestrian areas.
 - the treatment of the fronts and backs of buildings.
 - illumination of buildings or their immediate spaces.
 - landscaping of land adjoining a road.
- The movement of pedestrians and cyclists, and vehicles providing supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining areas, especially the relationship with residential areas.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.

9.8.5 Advertising Signs

Advertising sign requirements are at Clause 11.2.4. This zone is in Class 1.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.9 RURAL ZONE

Shown in light yellow on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To encourage:

- An integrated approach to land management.
- Development of new sustainable rural enterprises through value adding to products at source.
- Protection and enhancement of the bio-diversity of the area.

To encourage residential living in a rural environment, where it is compatible with rural land uses.

To ensure that subdivision promotes effective land management practices and infrastructure provision.

9.9.1 Table of Uses

Section 1 - Permitted

USE	CONDITION
Bed and Breakfast	
Dependent Person's Unit	
Forestry	
House	
Passive Recreation	
Utility Installation	

Section 2 - Discretionary Use

USE	CONDITION
Abattoir	
Active Recreation	
Animal Husbandry	
Aquaculture	
Call Centre	
Caravan Park or Camping Ground	
Caretakers House	
Civic Building	
Community Building	
Educational or Cultural Centre	
Extractive Industry	
Fuel Depot	
Hazardous Industry	
Kennels	
Place of Worship	
Plant Nursery	
Rural Industry	
Saleyard	
Soil Removal	
Timber Mill	
Tourist Accommodation	
Tourist Operation	
Transport Depot	

Discretionary Use (continued)

USE	CONDITION
Veterinary Establishment	

Winery	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.9.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 20 hectares.

An application to subdivide land less than 20 hectares must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Provide a lot of at least 0.4 hectares, for a house existing on the approval date; or
- Have a minimum lot size of 20 hectares.

9.9.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.9.4 Development Standards

Buildings must be setback not less than 10 metres to rear or side boundary and 15 metres to front boundary.

A permit may be granted to vary this requirement. The application must be considered as a discretionary development.

9.9.5 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Development associated with agriculture

A permit is required to erect a building to be used in association with agriculture if the gross floor area of all such buildings on the site will exceed 200 square metres. The application must be considered as a discretionary development.

Decision Requirements

Before deciding on an application to use, develop or subdivide land, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

General issues

- Any Catchment and Land Protection Strategy and policies applying to the land.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.

Rural issues

- The maintenance of farm production and the impact on the rural economy.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining and nearby farming and other land uses.
- The farm size and the productive capacity of the site to sustain the rural enterprise and whether the use or development will have an adverse impact on surrounding land uses.
- The need to prepare an integrated land management plan.
- The requirements of any existing or proposed rural industry.
- The impact on the existing and proposed rural infrastructure.

Environmental issues

- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- The impact on the flora, fauna and landscape features of the locality.
- The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines and property boundaries.

Design and siting issues

- The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.
- The impact of the use or development on the existing and surrounding rural uses.
- The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.

9.9.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.7. This zone is in Class 4.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.10 INTENSIVE AGRICULTURE ZONE

Shown in fawn on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To encourage:

- An integrated approach to land management.
- Development of a range of intensive agricultural enterprises.
- Development of new sustainable rural enterprises through value adding to products at source.
- Promotion of economic development compatible with rural activities.
- Improvement of existing agricultural techniques.

9.10.1 Table of Uses

Section 1 - Permitted Use

USE	CONDITION
Home Occupation	
Passive Recreation	
Utility Installation	

Section 2 - Discretionary Use

USE	CONDITION
Animal Husbandry	
Aquaculture	
Bed and Breakfast	Must be ancillary to an Animal Husbandry or Agriculture carried out on the land
Caretakers House	
Civic Building	
Community Building	
Forestry	
House	The land must be used for Agriculture or Animal Husbandry
Plant Nursery	
Rural Industry	
Tourist Accommodation	Must be ancillary to an Animal Husbandry or Agriculture carried out on the land
Tourist Operation	Must be ancillary to an Animal Husbandry or Agriculture carried out on the land
Veterinary Establishment	
Winery	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.10.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 4 hectares.

An application to subdivide land into lots of less than 4 hectares must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Have a minimum lot size of 4 hectares.

9.10.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.10.4 Development Standards

Buildings must be setback not less than 10 metres to rear or side boundary and 15 metres to front boundary.

A permit may be granted to vary this requirement. The application must be considered as a discretionary development.

9.10.5 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Development associated with agriculture

A permit is required to erect a building to be used in association with agriculture if the gross floor area of all such buildings on the site will exceed 200 square metres. The application must be considered as a discretionary development.

Decision Requirements

Before deciding on an application to use, develop or subdivide land, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

General issues

- Any Catchment and Land Protection Strategy and policies applying to the land.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- How the use or development relates to rural land use, rural diversification and natural resource management.
- Whether the house (including any caretakers house) is reasonably required for the operation of the rural activity conducted on the land.

Rural issues

- The maintenance of farm production and the impact on the rural economy.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining and nearby farming and other land uses.
- The farm size and the productive capacity of the site to sustain the rural enterprise and whether the use or development will have an adverse impact on surrounding land uses.
- The requirements of any existing or proposed rural industry.
- The impact on the existing and proposed rural infrastructure.
- An assessment of industry requirements, growth expectations, staging of the development and investment requirements.
- Whether the site has water rights or access to water adequate to sustain the proposed use.

Environmental issues

- The need to prepare an integrated land management plan.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines and property boundaries.

Design and siting issues

- The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.

- The impact of the use or development on the existing and surrounding rural uses.
- The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.

9.10.6 Advertising Signs

Advertising sign requirements are at Clause 11.2.7. This zone is in Class 4.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.11 LANDSCAPE AND SKYLINE CONSERVATION ZONE

Shown in light green on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To identify and protect areas of landscape or conservation significance, including forested skylines, prominent ridgelines and hills that contribute to important vistas or provide a natural backdrop, and a contrast to the urban development in the Hobart Metropolitan area.

To encourage development and the use of the land which is in accordance with sound management and land capability practices, and which takes into account the environmental sensitivity and the bio-diversity of the locality.

To manage areas that are unsuitable for future urban development due to inherent physical and environmental constraints and the need to avoid the inefficient provision and utilisation of urban services.

9.11.1 Table of Uses

Section 1 - Permitted Uses

USE	CONDITION
Agriculture	
Passive Recreation	
Utility Installation	Does not include above ground power or telecommunications facilities

Section 2 - Discretionary Use

USE	CONDITION
Bed and Breakfast	
Civic Building	
Dependent Person's Unit	
House	
Rural Industry	
Any use in Section 1 that does not meet the condition	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.11.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created and the size of the lots is at least 20 hectares.

An application to subdivide land into lots of less than 20 hectares must be considered as a permitted development, where:

- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

Where an application to subdivide land cannot meet the above standards, it must be considered as a discretionary development and:

- Form a boundary adjustment where no additional lots are created; or
- Have a minimum lot size of 20 hectares; and
- Have a minimum frontage of 3.6m; and
- Contain a rectangular building envelope with a maximum area of 2,500 square metres.

9.11.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.11.4 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Application Requirements

A planning permit application to develop land must be accompanied by a report which explains how the proposal:

- Promotes the purposes of this zone.
- Responds to the Decision Requirements for this zone.
- Identifies the nature and reasons for site works, including clearing associated with the development.

Decision Requirements

Before deciding on an application to use, develop or subdivide land, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

General issues

- Any Catchment and Land Protection Strategy and policies applying to the land.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining and nearby land uses.
- The impact on the existing and proposed infrastructure.

Environmental issues

- The likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality from the loss or damage to native vegetation, drainage and erosion.
- The need to prepare an environmental management plan to identify appropriate land management practices during construction and for the ongoing management of the land.
- The need for a permit condition requiring the land owner to enter into an agreement in relation to the implementation of any environmental management plan.
- The impact of the use or development on the flora, fauna and landscape features of the locality, including any increase in pest plants or animals.
- The protection and enhancement of the natural environment and the character of the area, and the need to revegetate land, particularly along gullies, ridge lines and property boundaries.

Design and siting issues

- The design, colours and materials to be used and the need for surfaces to exhibit low light reflectivity and to be of dark natural colours such as black, grey, brown and green so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.
- The need for buildings to be single storey, with a low profile featuring roof lines that reflect the natural form of the land and for the mass of buildings to be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land.
- The need for buildings to have large eaves, verandahs and pergolas that are incorporated into design so as to create shadowed areas which reduce the bulky appearance of the buildings.
- The need for buildings to be located in unobtrusive locations and, in particular:
 - To be located well below the ridge line so as not to be prominent against the skyline when viewed from outside the property boundaries.
 - To be grouped together on the site.
 - To be set well back from roads, particularly when the land is on the high side of a road.
 - To be located where existing native vegetation can be retained to screen the development.
 - To be setback from property boundaries.
 - To avoid glare from reflective surfaces.
 - To control the use of external floodlighting.

Development issues

- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.
- The need for driveways and access tracks to follow the contours of the land, to reduce their visual impact and erosion from water run-off and to be surfaced with dark materials.
- The need for development to have all weather access.
- The need for a house to be connected to a reticulated sewerage system or where not available, an approved waste water treatment system.
- The need for a house to be connected to a reticulated potable water supply or have an alternative supply with adequate storage for both domestic and fire fighting purposes.
- The need for retaining walls to be designed to cause minimal visual impact.
- The need to ensure that watercourses are protected and that excavation/ filling of land is minimised to protect the natural landform and native vegetation.
- The need for excavation/ filling of land to:

- Minimise intrusion to preserve the natural form of the land and the native vegetation.
- Reduce the visual impact of buildings on the land.
- Result in stable slopes that are covered with topsoil and landscaped.
- The need to plant native trees, shrubs and ground covers to screen development.
- The need for fences to be located and designed to minimise their visual impact, using post and wire or other transparent forms and avoiding obtrusive solid gateways.
- Where solid fences are necessary, the need for construction to have a low light reflective nature to minimise visual intrusion.

9.11.5 Advertising Signs

Except for exempt signs, advertising signs are prohibited.

Notes:

- ☐ ***Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.***
- ☐ ***Check whether an overlay applies to the land.***
- ☐ ***Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.***

9.12 RECREATION AND PUBLIC LAND ZONE

Shown in green on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To recognise public and private land which may be used for open space or recreation.

To provide for uses which support recreational activities or which may be interim uses that do not prejudice future recreational activities.

9.12.1 Table of Uses

Section 1 - Permitted Use

USE	CONDITION
Agriculture	
Active Recreation	
Community Building	
Educational or Cultural Centre	Must be ancillary to a recreational use
Forestry	
Passive Recreation	
Restaurant	Must be ancillary to a recreational use
Take Away Food Shop	Must be ancillary to a recreational use
Utility Installation	

Section 2 - Discretionary Use

USE	CONDITION
Aquaculture	
Camping and Caravan Park	
Caretakers House	
Civic Building	
Extractive Industry	
Educational or Cultural Centre	Other than in Section 1
Licensed Establishment	
Restaurant	Other than in Section 1
Soil Removal	
Take Away Food Shop	Other than in Section 1
Tourist Operation	
Any undefined use	

Section 3 - Prohibited Use

USE
Any defined use not specified in Section 1 or 2

9.12.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

There is no minimum lot size.

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created; or
- It is for the purpose of providing a public services and utilities; or
- It is to provide for public open space.

All other applications must be considered as a discretionary development

9.12.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.12.4 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

9.12.5 Advertising Signs

Except for exempt signs, advertising signs are prohibited.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.13 SPECIAL USE ZONE

Shown in yellow on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To recognise or provide for the use and development of land for specific purposes.

9.13.1 Table of Use

Section 1 - Permitted Use

USE	CONDITION
Any use identified in a schedule to this zone	

Section 2 - Discretionary Use

USE	CONDITION
A use ancillary to a use identified in Section 1	

Section 3 - Prohibited Use

USE
Any other use not in Section 1 or 2

9.13.2 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

There is no minimum lot size.

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created; or
- It is for the purpose of providing public services and utilities; or
- It is to provide for public open space.

All other applications must be considered as a discretionary development.

9.13.3 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.13.4 Permit requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

9.13.5 Advertising Signs

Advertising sign requirements are at Clause 11.2.4. This zone is in Category 1.

9.13.6 Schedule to Zone

The following schedule applies to the provisions of this zone:

Map Code	Title
SU 1	Infrastructure (sewer, water, electricity, communications)
SU 2	Road or Future Road
SU 3	Public Facility
SU 4	Airport
SU 5	Commonwealth Government
SU 6	Car Park
SU 7	Educational or Cultural Centre
SU 8	Water Catchment

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

9.14 KANGAROO BAY SPECIAL DEVELOPMENT ZONE

Shown in blue on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To create a unique environment as a focal point for the City by providing for a range of tourism, recreational, commercial and residential uses and developments.

9.14.1 Table of Uses

Section 1 - Permitted Uses

USE	CONDITION
Car Park	Must be in Precinct 1 and on land owned by the Council
Local Shop	Must be in Precinct 1
Passive Recreation	
Utility Installation	Must not involve above ground electricity supply or communication transmitters
Restaurant	Must be in Precinct 1
Shop	Must be in Precinct 1

Section 2 - Discretionary Uses

USE	CONDITION
Active Recreation	
Amusement Machine Complex	Must be in Precinct 1
Caretakers House	Must be in Precinct 1
Car Park	Must be in Precinct 2 or 3
Civic Building	Must be in Precinct 1 or 2
Community Building	Must be in Precinct 1 or 2
Consulting Rooms/ Health Centre	Must be in Precinct 1
Educational/ Cultural Establishment	Must be in Precinct 1 or 2
House	Must be in Precinct 1 or 2. If in Precinct 1, must ground floor level. If in Precinct 2, must only be at 80 and 82 Cambridge Road.
Hotel	Must be in Precinct 1
Licensed Establishment	Must be in Precinct 1
Light Industry	Must be in Precinct 2 and be: <ul style="list-style-type: none">▪ ancillary to another Discretionary Use▪ marine related
Motel	
Office	Must be in Precinct 1
Place of Assembly	Must be in Precinct 1 or 2
Professional Office	Must be in Precinct 1
Restaurant	If in Precinct 3, must be ancillary to a Motel
Shop	Must be in Precinct 2
Take –Away Food Shop	Must be in Precinct 1 or 2
Tourist Accommodation	
Tourist Operation	
Any undefined use	

Section 3 - Prohibited

USE
Any defined use not specified in Section 1 or 2

9.14.2 Scope

This zone comprises three precincts:

- Precinct 1: Bellerive Boardwalk.
- Precinct 2: Marine Development Precinct.
- Precinct 3: Future Development Precinct.

The boundaries of the precincts are defined in the guidelines entitled:

- Kangaroo Bay Bellerive Boardwalk Precinct Urban Design Guidelines.
- Kangaroo Bay Marine Development Precinct Urban Design Guidelines.
- Kangaroo Bay Future Development Precinct Urban Design Guidelines.

9.14.3 Subdivision

Permit Requirement

A permit is required to subdivide land.

Size and Dimension of Lots

There is no minimum lot size.

An application to subdivide land must be considered as a permitted development, where:

- It is a minor boundary adjustment where no additional lots are created; or
- It is for the purpose of providing a public services and utilities; or
- It is to provide for public open space.

All other applications must be considered as a discretionary development

Application Requirements

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- Will be provided with appropriate infrastructure.
- Will provide for a use or development that is consistent with the Planning Objectives for the relevant precinct.

9.14.4 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all requirements of the Planning Scheme relating to Subdivision.

9.14.5 Permit Requirement

Development associated with a Section 1 use

A permit is required to erect a building or carry out works for a use in Section 1. The application must be considered as a permitted development.

Development associated with a Section 2 use

A permit is required to erect a building or carry out works for a use in Section 2. The application must be considered as a discretionary development.

Application Requirements

An application to use or develop land must be accompanied by a report and plans which include:

- An urban design context report, showing how the development relates to the Kangaroo Bay area, with details of:
 - The urban design and landscaping of the site.
 - Boat, pedestrian and vehicular access locations, where relevant.
 - The provision of infrastructure to the site.
 - How the design relates to existing developments within the area.
 - How the design meets the criteria in the urban design guidelines for the relevant Precinct.
- The location, height, dimensions, design and gross floor area of all buildings and associated development.
- Elevations, detailing facade design, fenestration, external materials, colours, signage and other finishes.
- Proposed uses within the buildings and spaces.
- Stages, if any, that the development is to take place within.
- Any proposed vehicle access and parking arrangements and loading areas.
- The location of any external storage and rubbish storage and collection areas.

9.14.6 Decision Requirements

Before deciding on an application, in addition to the Decision Requirements in Clause 6.3, the Council must consider the planning objectives for the relevant precinct.

9.14.7 Precinct 1 - Bellerive Boardwalk

Planning Objectives

The key planning objectives for the area are:

- To continue the boardwalk through the precinct, facilitating water front pedestrian access and activities.
- To encourage a vibrant commercial centre, serving the local community and visitors to Kangaroo Bay.
- To develop and promote Kangaroo Bay as a key visitor destination, with Bellerive as the focal point for visitor access and services.
- To retain and enhance the historic character of the area.
- To encourage new development and redevelopment to take advantage of the potential orientation towards the waterfront.

9.14.8 Precinct 2 - Marine Development Precinct

Planning Objectives

The key planning objectives for the area are:

- To continue the boardwalk through the precinct, facilitating water front pedestrian access and activities around the Kangaroo Bay foreshore.
- To maintain prominent view lines.
- To provide key sites for unobtrusive visitor apartment development.
- To provide for the redevelopment of the Bellerive Yacht Club, including improvement of its facilities, relocation of its slip yard and boat storage, to facilitate the boardwalk continuation.
- To provide for the redevelopment of the old terminal shed site on the spit.

9.14.9 Precinct 3 - Future Development Precinct

Planning Objectives

The key planning objectives for the area are:

- To create a strong urban feature that will reinforce Kangaroo Bay Drive as a major entry to the waterfront.
- To provide for unobtrusive tourism accommodation development for holiday visitors, business travellers, tour groups and small group convention participants.
- To provide for developments that support local businesses and services in Bellerive village and Rosny Park.
- To ensure that passive viewing over the sportsgrounds, public spaces and facilities is enhanced.

9.14.10 Advertising Signs

Advertising sign requirements are at Clause 11.2.

Precinct 1 is in Category 1.

Precinct 2 is in Category 1.

Precinct 3 is in Category 3.

Notes:

- ☐ *Refer to the Planning Policy Framework, for Strategies and Policies which may affect the use and development of land.*
- ☐ *Check whether an overlay applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provision. These contain additional requirements relevant to proposals.*

Overlays

This section contains the overlays which apply in this Planning Scheme.

10 OPERATION OF OVERLAYS

If an overlay is shown on the Planning Scheme Map, the provisions of the overlay apply in addition to the provisions of the Zone. Where an Overlay specifies minimum lot sizes, these override those of the Zone.

When considering an application, Council must decide whether the proposal will produce acceptable outcomes in terms of the Planning Policy Framework and the purpose and Decision Requirements of the overlay and the Decision Requirements in Clause 6.3.

10.1 VEGETATION MANAGEMENT OVERLAY

Shown in dark green diagonal lines and marked VM on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To protect areas of significant vegetation and bushland habitat including forested skylines, prominent ridgelines and hills which contribute to important vistas and in particular those which create a natural backdrop to the urban setting for the City.

To ensure that development is sited to minimise the loss of native vegetation.

To maintain and enhance habitat and corridors for indigenous fauna.

10.1.1 Permit Requirement

A permit is required to remove, destroy or lop any native vegetation. The application must be considered as a discretionary development.

The permit requirement does not apply to:

- Native vegetation which is dead.
- Native vegetation which has been planted for shelter belts, wood lots, street trees, gardens, horticultural purposes, timber production or the like.
- To provide for a use or development which has been granted a permit, where such works are specified in that permit.
- Native vegetation which is seedlings or regrowth less than 10 years old and if the land is being re-established or maintained for cultivation or pasture.
- The cutting of fire wood adequate for the personal use by the land owner or occupier.
- The removal, destruction or lopping of native vegetation as a result of grazing by stock.
- Any action which is necessary to keep the whole or any part of a tree clear of an electric line.
- Vegetation which presents an immediate risk of personal injury or damage to property.
- The removal, destruction or lopping of vegetation necessary for emergency access or emergency works by a Public Authority or the Council.
- The removal, destruction, or lopping of vegetation necessary for fire fighting measures, periodic fuel reduction burning, or the making of firebreaks up to 6 metres wide.
- The removal of native vegetation within 5 metres of a building.
- The removal of ground fuel within 30 metres of a building.
- The removal, destruction or lopping of vegetation in accordance with a fire prevention notice under the *Local Government Act 1993* or the *Fire Services Act 1979*.
- The removal, destruction or lopping of the minimum extent of vegetation necessary for establishing sight-lines for the measurement of land by surveyors in the exercise of their profession.
- Declared as weeds under the *Weeds Management Act 1999*.
- The removal, destruction or lopping of the minimum extent of vegetation necessary to remove burrows for vermin control.
- The removal, destruction or lopping of vegetation associated with the construction of an approved building and associated site works, or to an approved building envelope.
- Which is within 1 metre of a boundary between lands owned or occupied by different persons for the purpose of erecting a dividing fence.

10.1.2 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, Council must consider, as appropriate:

- The findings of the report "City of Clarence Natural Assets Inventory" (Inspiring Place Pty Ltd, November 1999).
- The effect of the proposed use, development or on the nature and type of vegetation to be protected.
- The need to retain native if it supports rare or threatened species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation that prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
 - Where ground slopes exceed 20 percent.
 - Within 30 metres of a waterway, natural watercourse or wetland.
 - On land where the soil or subsoil may become unstable if cleared.
 - On land subject to or which may contribute to soil erosion or slippage.
 - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific nature conservation or cultural significance.
- Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.
- Whether a building envelope has been approved for the land.
- The need to avoid removing native vegetation on skylines and along natural watercourses, especially when viewed from roads and important tourist lookouts.
- Whether the removal of native vegetation will disturb significant habitats for native animals.

Notes:

- ☐ ***Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.***
- ☐ ***Check the controls of the zone which applies to the land.***
- ☐ ***Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.***

10.2 BUSHFIRE MANAGEMENT OVERLAY

Shown in tan with cream diagonal broken lines and marked BM on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To minimise the loss of life and property from bushfire.

10.2.1 Development Standards

The design of any new development must satisfy the following requirements:

- The design, siting and layout of subdivisions must minimise fire risks and the potential for loss of life by ensuring each lot has sufficient area and dimensions to contain a Building Protection Area and Fuel Modified Buffer Area, in accordance with Table 10.2.1.
- A house or a subdivision must have safe access for emergency and other vehicles to all lots and buildings by ensuring:
 - The subdivision must have at least two accesses to areas outside this Overlay or a connection to an existing road network that extends beyond the Overlay; or have a fire trail constructed in accordance with Table 10.2.2 at the perimeter of the subdivision.
 - A cul de sac must not exceed 200 metres in length or service more than 8 lots.
 - A cul de sac must have a fire trail constructed in accordance with Table 10.2.2 from the cul de sac to areas outside this Overlay; or a connection from the cul de sac to an existing road network that extends beyond the Overlay.
 - Access must be constructed in accordance with Table 10.2.3.
- Adequate water supply must be available for fire suppression by ensuring:
 - Buildings excluding a farm building, an outbuilding and a house must:
 - a. be connected to a reticulated water supply to comply with Australian Standard AS 2419, or with a minimum flow rate of 600 litres per minute (which ever is greater); or
 - b. be provided with a static water supply for fire suppression to comply with Australian Standard AS 2419; or
 - c. meet the following water supply requirements:
 - i. 10 000 litres of stored water for fire suppression on lots less than 2500 square metres.
 - ii. 20 000 litres of water stored for fire suppression on lots 2500 square metres or larger.
 - In areas with a reticulated water supply, the Building Envelope must be less than 120 metres from the nearest fire hydrant.
 - In areas where a reticulated water supply is unavailable and a static supply is provided, it must be accessible to emergency vehicles.
 - Water supply pipelines, fittings and storages must be made of non-rusting, non combustible materials (or protected from the effects of heat and flame by lagging or other means) and any below ground pipes installed to a depth specified by National Plumbing Code AS3500.
 - Provision must be made for emergency vehicles to access storages for fire fighting by installation of suitable couplings, hard standing areas adjacent to storages, or delivery points for remote storages.
- The siting of a house must minimise the potential for loss of life and damage to property by ensuring a Building Protection Area and Fuel Modified Buffer Area is provided (in accordance with Table 10.2.1) within the boundaries of the lot.

10.2.2 Permit Required

A permit is required to vary any of the Development Standards. The application must be considered as a discretionary development.

10.2.3 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- Whether the design, siting and layout of a subdivision:
 - minimises fire risks and the potential for loss of life by having sufficient size and dimensions; or
 - provides sufficient fuel reduced areas so buildings are not subject to threatening levels of flames and radiation during a bushfire.
- Whether a house or subdivision proposal is designed to have safe access for emergency and other vehicles by:
 - Ensuring that where a subdivision is part of a staged development and access will extend beyond the Overlay, consideration is given to the need for permit conditions to require a fire trail in accordance with Table 10.2.2, once all stages are completed.
 - Providing for access to the development to the satisfaction of the Tasmania Fire Service.
 - Ensuring access is constructed to a suitable standard having regard to:
 - a. Vehicular safety.
 - b. Physical characteristics and major drainage functions.
 - c. Turning areas for emergency and other vehicles.
 - d. Provision for simultaneous use by emergency and other vehicles.
- Whether adequate water supply is available for fire suppression by:
 - Ensuring a house has sufficient water supply for fire suppression purposes.
 - Ensuring water supply for fire suppression is available at all times.
 - Ensuring water supply pipelines, fittings and storages are durable and resistant to failure due to exposure to fire and corrosion.
 - Ensuring water supply pipelines, fittings and storages are designed, located and fitted to allow ready access to static supplies by emergency vehicles and a reliable supply of water during a fire.
- Whether a house can be sited to minimise the potential for loss of life and damage to property, in situations where a Building Protection Area and Fuel Modified Buffer Area can not be provided due to the size and dimension of the lot and whether the Tasmania Fire Service is satisfied that suitable fuel reduced areas can be maintained off site.

Table 10.3.1 – Provision of Bushfire Protection Buffer Area

Slope	Width of Building Protection Area (metres)	Width of Fuel Modified Buffer Area (metres)	
		Grassland	Forest
Flat	20	10	15
5 degrees	20	15	25
10 degrees	25	20	30
15 degrees	30	30	45
20 degrees	40	40	50

Notes:

1. *The distances specified are measured radially from the walls of the building(s) or where there are no existing buildings, from the boundary of the building envelope.*
2. *If the required width of the Building Protection Area is exceeded, the width of the Fuel Modified Buffer Area may be reduced by that additional width of fuel reduced areas.*
3. *The width of the Building Protection Area cannot be reduced.*

4. *In reticulated water supply areas, the width of the Fuel Modified Buffer Area may be reduced if it can be shown that other fire protection measures acceptable to the Tasmania Fire Service and Council are to be incorporated into the development.*

Table 10.2.2 Minimum Fire Trail Construction

Criteria	Requirement
Pavement type	Suitable for the passage of 4WD vehicles
Minimum trafficable width	4 metres
Minimum clearance	3 metres from either side of the centre line of the fire trail for a height of 4 metres
Maximum gradient	1 in 6 (17%)

Table 10.2.3 Minimum Access Construction

Criteria	Requirement
Pavement type	All-weather construction
Minimum load capacity	20 tonnes (including bridges, culverts and other road structures)
Minimum trafficable width	6 metres (including consolidated, formed, surfaced and drained shoulders)
Minimum clearance	4 metres on each side of the centre line of the access for a height of 4 metres
Maximum gradient	1 in 8 (12.5%)
Curves	Minimum inner radius of 10 metres
Dips	Not more than 1 in 8 (12.5%) entry and exit angle
Maximum cross fall	1 in 33 (3%)
Minimum turning area	A circular turning area with a minimum trafficable radius of 10 metres (including shoulders, seal or other consolidated edges); or hammerhead 'T' or 'Y' turnarounds with minimum 4 metres width and total length of 16 metres.

Notes

1. *Where 8 or less lots are being serviced, an access with trafficable width of 4 metres for a maximum of 90 metres length may be provided.*
2. *Where the access is less than 6 metres trafficable width, passing bays of a minimum length of 20 metres must be provided every 200 metres along the access. The combined width of the access and the passing bay must be a minimum 6 metres.*

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.3 SUBJECT TO INUNDATION OVERLAY

Shown in light blue cross hatching and marked SI on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To identify areas which may be subject to periodic inundation and control erosion, pollution and undesirable changes in stream hydrology.

To promote sustainable catchment management practices.

Scope

The overlay applies to those catchments of significant watercourses within the City where the land is subject to potential inundation.

10.3.1 Permit Requirement

A permit is required for all development on land identified in this overlay. The application must be considered as a permitted development.

The permit requirement does not apply to:

- Development including a fence, gate, or track related to farming, a water pump, associated works or a dam.
- Any work or maintenance of any road or access track and associated bridge or culvert.
- Any work or maintenance which in the opinion of Council or other public authority responsible for drainage in the area is necessary to prevent or alleviate flood damage to property.
- Any stream improvements, drainage or water supply works.
- Any soil erosion, soil conservation or reclamation works.

10.3.2 Specific Requirements

- Developments must be setback at least 30 metres to a waterway, area of inundation or wetland, and 50 metres from the Coal River.

10.3.3 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- Any protected environmental values and use of the water body or catchment.
- Whether there is a need for the applicant to submit certification from an independent expert that the development will not be affected by inundation.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.4 COASTAL MANAGEMENT OVERLAY

Shown in blue diagonal lines and marked CM on the Planning Scheme Maps

Purpose

To implement the provisions of the State Coastal Policy by:

- Protecting the natural and cultural values of the coast.
- Promoting the sustainable use and development of the coast.

10.4.1 Permit Required

The following use and development is prohibited:

- All development within the frontal dune system, excluding boat ramps or jetties or a marine farm.
- All development within 50 metres of any tidal flat, saltmarsh or lagoon, excluding a marine farm.

A permit is required to for all other use and development located on land in the area covered by this overlay. The application must be considered as a discretionary development.

10.4.2 Referral Requirement

Where appropriate, the Council may refer an application to the Department of Primary Industries Water and Environment (Coastal Marine Program) or Marine and Safety Tasmania for comment.

10.4.3 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider, where relevant:

- Whether the precautionary principle should be applied to any aspect of the proposal.
- Whether the subject land is subject to any coastal hazard, cultural or historic resource or feature of conservation value, including flora or fauna habitats.
- Impact on the coastal environment including water quality, shoreline change, erosion or areas of visual sensitivity.
- Effect of established uses of the site and adjacent areas.
- Impact on public access, safety or use of the coastal environment.
- The need for protective works to stabilise the area.
- The impact on accessibility to public land.
- Whether the use or development is coastal dependent and is appropriate to a coastal location.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.5 HERITAGE OVERLAY

Shown in black diagonal lines on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To provide for the economic use of heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the Heritage Register, in Clause 10.3.5. A heritage place includes both the listed heritage item and its associated land, unless the associated land is subject to a Tasmanian Heritage Council "exclusion agreement", or where the item is located within a reserve or a road.

10.5.1 Permit Requirement

A permit is required to:

- Use the land for a use that is prohibited in the relevant Zone.
- Demolish or remove a building.
- Construct a building.
- Construct a fence which is to be visible from the street.
- Externally alter a building by structural work, rendering or sandblasting.
- Construct or carry out site works.
- Externally paint a building in a new colour.
- Remove, destroy, prune or lop a tree identified in this overlay.

The application must be considered as a discretionary development.

10.5.2 No Permit Required

A permit is not required for repairs, routine maintenance or internal alterations.

10.5.4 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3 the Council must consider, as appropriate:

- The Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

- Whether the proposed building works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed application to subdivide or adhere land will adversely affect the significance of the heritage place.
- Whether the proposed subdivision or consolidation may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the pruning, lopping or development will adversely affect the health, appearance or significance of the tree.

10.5.5 Heritage Register

Street No.	Street	Place	Site Description
30	Abbott Street	Bellerive	House
351	Acton Road	Cambridge	Toronto
17	Alma Street	Bellerive	Bellevue
29	Alma Street	Bellerive	Kaoota
76	Backhouse Lane	Cambridge	Brixton
141	Backhouse Lane	Cambridge	Oaklands
12	Bathurst Street	Richmond	Rose Cottage
13	Bathurst Street	Richmond	Cottage
17	Bathurst Street	Richmond	House
22	Bathurst Street	Richmond	Cottage
37	Bathurst Street	Richmond	Richmond Gaol
1	Bay Road	Lindisfarne	Catholic Presbytery
	Bridge Street	Richmond	Richmond Bridge
12	Bridge Street	Richmond	Ivy Cottage
15	Bridge Street	Richmond	Red Cottage
16	Bridge Street	Richmond	Bellevue House
18	Bridge Street	Richmond	Roseville
18	Bridge Street	Richmond	Oak Lodge
20	Bridge Street	Richmond	Lilac Cottage
23	Bridge Street	Richmond	Cottage and shop
25	Bridge Street	Richmond	Congregational Church
29	Bridge Street	Richmond	The Village Store
32	Bridge Street	Richmond	Cottage
34	Bridge Street	Richmond	Ashmore House
36	Bridge Street	Richmond	Shop
38	Bridge Street	Richmond	Granary
41	Bridge Street	Richmond	Baker's House
42A	Bridge Street	Richmond	Richmond Arms (former Commercial Hotel)
43	Bridge Street	Richmond	Baker's House
44	Bridge Street	Richmond	Cottage
46	Bridge Street	Richmond	Shop & House
47	Bridge Street	Richmond	Loch Lomond
48	Bridge Street	Richmond	Saddlers Court
49	Bridge Street	Richmond	Cottage

Heritage Register (continued)

Street No.	Street	Place	Site Description
50	Bridge Street	Richmond	Bridge Hotel
54	Bridge Street	Richmond	Municipal Buildings
56	Bridge Street	Richmond	Miller's Cottage
58	Bridge Street	Richmond	Mill Cottage
62	Bridge Street	Richmond	Cottage
64	Bridge Street	Richmond	Cottage
78	Brinktop Road	Richmond	Richmond Park
5	Britannia Place	Bellerive	River View
7	Britannia Place	Bellerive	Essex House
9	Britannia Place	Bellerive	House
	Cnr Cambridge Road & Queen Street	Bellerive	Boer War Memorial & Morrisby Memorial
1	Cambridge Road	Bellerive	The Villa
4	Cambridge Road	Bellerive	Clarence Hotel
10	Cambridge Road	Bellerive	Shop
12	Cambridge Road	Bellerive	Shop
13	Cambridge Road	Bellerive	Former Police Station
14	Cambridge Road	Bellerive	Shop
15	Cambridge Road	Bellerive	Former Police Station
19	Cambridge Road	Bellerive	Former Post Office
77	Cambridge Road	Bellerive	House
79	Cambridge Road	Bellerive	Laroe
80	Cambridge Road	Bellerive	Former Station Master's Home
83	Cambridge Road	Bellerive	House
89	Cambridge Road	Bellerive	Highlander
93	Cambridge Road	Bellerive	House
1	Chapman Street	Bellerive	Clifton
3	Chapman Street	Bellerive	Nareen
5	Chapman Street	Bellerive	Carlisle
7	Chapman Street	Bellerive	House
9	Chapman Street	Bellerive	House
160	Cilwen Road	Cambridge	Cilwen
14	Clarence Street	Bellerive	Glenfield
23	Clarence Street	Bellerive	St. Mark's Anglican Church
272	Colebrook Road	Richmond	Carrington
580	Colebrook Road	Richmond	Churchill
16	Commercial Road	Richmond	Shrub End
93	Cremorne Avenue	Cremorne	Cremorne House
21	Derwent Avenue	Lindisfarne	Glenferrie
838	East Derwent Highway	East Risdon	Bowen's Landing Site
224	East Derwent Highway	Lindisfarne	Kennedja
727	East Derwent Highway	Lindisfarne	Saracens Head Inn
	East Derwent Highway	Risdon	Stone Bridge
1036	East Derwent Highway	Risdon	Mount Direction
9	Edward Street	Richmond	Montacute
11	Edward Street	Richmond	Dispensary
15	Edward Street	Richmond	Former Rectory
26	Esplanade	Dulcote	Pise Cottage
47	Everton Place	Cambridge	Acton
26	Fairfield Road	Geilston Bay	Fairfield
146	Finger Post Road	Richmond	Laburnum Park
13	Fort Street	Bellerive	Bluff House
4	Franklin Street	Richmond	Former Prince of Wales Hotel

Heritage Register (continued)

Street No.	Street	Place	Site Description
16	Franklin Street	Richmond	Richmond Barracks
22	Franklin Street	Richmond	Economy House
23A	Franklin Street	Richmond	Cottage
25	Franklin Street	Richmond	Cottage
30	Franklin Street	Richmond	Cottage
31	Goodwins Road	Rokeby	Clarendon Vale House
674	Grass Tree Hill Road	Grass Tree Hill	Mayville
1253	Grass Tree Hill Road	Grass Tree Hill	Brookbank
1433	Grasstree Hill Road	Dulcot	Strathayr
20	Gunning Street	Bellerive	Kangaroo Bluff Battery
9	Gunning Street	Richmond	Former Sawyers Arms
15	Gunning Street	Richmond	Landfall
1	Henry Street	Richmond	Bridal Cottage
2	Henry Street	Richmond	Cottage
3	Henry Street	Richmond	Cottage
6	Henry Street	Richmond	Hotel Richmond
8	Henry Street	Richmond	Fernville
11	Henry Street	Richmond	Redcoats Cottage
2	Hill Street	Bellerive	St. Just
4	Hill Street	Bellerive	Thanet
40	Hill Street	Bellerive	House
12	Howrah Point Court	Howrah	House
20	Kennedy Drive	Cambridge	Uniting Church
6	King Street	Bellerive	Lauriston
20	King Street	Bellerive	Corona
21	King Street	Bellerive	Great War Memorial
26	King Street	Bellerive	Cottage
27	King Street	Bellerive	Cottage
32	King Street	Bellerive	Buena
33	King Street	Bellerive	House
35	King Street	Bellerive	Shooters Cottage
38	King Street	Bellerive	House
39	King Street	Bellerive	Conning Tower
40	King Street	Bellerive	Old Lodge
42	King Street	Bellerive	Kiaora
52	King Street	Bellerive	Former School and Residence
28	King Street	Rokeby	Rokeby House
8	Koluri Court	Lindisfarne	Salamis
58	Lincoln Street	Lindisfarne	House
12	Lowelly Road	Lindisfarne	House
20	Lowelly Road	Lindisfarne	Orana
71	Malunna Road	Lindisfarne	House
244	Middle Tea Tree Road	Richmond	Daisy Bank
2	Napoleon Street	Richmond	Cottage
20	North Parade	Rokeby	St. Matthew's Church & Church Yard incl. Knopwoods Tomb
936	Oceana Drive	Droughty Point	Droughty Point Farm and William Collins Bay Whaling station, between Tywork Point and Droughty Point
2	Old Coach Road	Cambridge	Railway Tunnel
34	Opus Drive	Cambridge	Acton View
9	Parramore Street	Richmond	House

Heritage Register (continued)

Street No.	Street	Place	Site Description
193	Pass Road	Rokeby	Clarence House
3	Percy Street	Richmond	Hollyhock
9	Percy Street	Richmond	Mayfield
27	Percy Street	Richmond	Shamrock Cottage
4	Petchey Street	Bellerive	Natone
8	Petchey Street	Bellerive	Former Library and Institute Building
13	Petchey Street	Bellerive	Petchey Bell
472	Prossers Road	Richmond	Morville House
5	Queen Street	Bellerive	Waterman's Arms
19	Queen Street	Bellerive	Wybalena
25	Queen Street	Bellerive	Saddlers Cottage
29	Queen Street	Bellerive	House
31	Queen Street	Bellerive	Former St. Mark's Chapel of Ease
34	Queen Street	Bellerive	House
35	Queen Street	Bellerive	House
174	Richmond Road	Cambridge	Uplands
191	Richmond Road	Cambridge	Uplands Stable
491	Richmond Road	Cambridge	Mature Elm trees
528	Richmond Road	Cambridge	Craigow
699	Richmond Road	Cambridge	Mature Elm trees
1192	Richmond Road	Richmond	Anglewood
1384	Richmond Road	Richmond	Prospect House
1397	Richmond Road	Richmond	Belmont Lodge
543	Rokeby Road	Rokeby	Rokeby Fire Station
1/18	Rosny Hill Road	Bellerive	Old Golf House and Barn
842	South Arm Road	Sandford	Crofton
46	St. Johns Circle	Richmond	St. John's Burial Ground
46	St. Johns Circle	Richmond	St. John's Roman Catholic Church
1309	Tasman Highway	Cambridge	Llanherne
RA 1431	Tasman Highway	Cambridge	Milford
2	Torrens Street	Richmond	Maise Cottage
16	Torrens Street	Richmond	Cottage
17	Torrens Street	Richmond	Congregational Church Burial Ground
18	Torrens Street	Richmond	Former State School House
23	Torrens Street	Richmond	Emerald Cottage
30	Torrens Street	Richmond	St. Luke's Anglican Church
2	Victoria Esplanade	Bellerive	The Moorings
5	Victoria Esplanade	Bellerive	House
9	Victoria Esplanade	Bellerive	House
14	Victoria Esplanade	Bellerive	The Gables
15	Victoria Esplanade	Bellerive	Hampton
24	Victoria Esplanade	Bellerive	Holm Cottage
2	Wellington Street	Richmond	Mill House
9	Wellington Street	Richmond	Laurel Cottage
12	Wellington Street	Richmond	Montrose Cottage
15	Wellington Street	Richmond	Stratford House, Former Union Hotel
30	Wellington Street	Richmond	Cottage
18	Wentworth Street	Bellerive	Wirksworth

Heritage Register (continued)

Street No.	Street	Place	Site Description
1	York Street	Bellerive	Indarra
3	York Street	Bellerive	Former Manse
4	York Street	Bellerive	Belle York
5	York Street	Bellerive	Cottage
7	York Street	Bellerive	Lumeah
9A	York Street	Bellerive	Yarra Grange
11	York Street	Bellerive	House
14	York Street	Bellerive	Kumara
16	York Street	Bellerive	Cottage
18	York Street	Bellerive	Cottage
20	York Street	Bellerive	House
24	York Street	Bellerive	Cottage
42	York Street	Bellerive	House

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.6 BELLERIVE BLUFF OVERLAY

Shown in bright aqua diagonal lines and marked BB, with precincts identified in writing, on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To protect and enhance significant characteristics and features of the area.

To encourage new development that is compatible with the character and scale of adjoining and nearby development by:

- Ensuring sympathetic building height, scale, bulk and form.
- Ensuring that where possible, view corridors are maintained between and over the top of buildings.
- Minimising adverse influences on the amenity of existing neighbourhoods.
- Ensuring good standards of accommodation and environment.

10.6.1 Permit requirement

A permit is required to erect a house a street boundary fence or wall over 1.5 metres in height. The application must be considered as a permitted development.

A permit is required to erect a multiple dwelling development or to demolish an existing house. The application must be considered as a discretionary development.

10.6.2 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, Council must consider:

- Whether view corridors are maintained over and between buildings, particularly from windows in the main rooms of existing dwellings.
- The need for new developments to incorporate the protection of privacy and solar access within buildings and their outdoor living areas.
- Whether new development is compatible with adjoining and nearby existing buildings particularly in terms of scale and design.
- The desirability of multiple dwelling developments applying a variety of roof forms and colours.
- The need for traditional hipped or low gable roof forms to be used in order to achieve compatibility with the character of the area.
- Whether the development addresses the street and the use of landscaping and fencing to ensure compatibility with the streetscape.
- Whether the development integrates into the street, rather than contrasts.
- Whether landscape plans are required and the need for tree planting to have regard to adjoining and overlooking buildings.
- Whether timber front fences and hedges are developed, rather than masonry walls which may have an adverse impact on the streetscape.

10.6.3 Esplanade Precinct

Specific requirements

Applications for a permit must meet the following requirements:

- Building height must not exceed 5 metres.
- Land must not be subdivided, except for boundary adjustments and adhesions.
- **A multiple dwelling development must comprise only the conversion of buildings existing at the approval date.**

Decision Requirements

In addition to the Decision Requirements in Clauses 6.3 and 10.6.2, the Council must consider:

- The need to protect existing residential amenity, by providing for large houses on large lots addressing the Esplanade and the water.
- The need to encourage traditional formal planting with exotic species as the dominant landscaping form.

10.6.4 Battery Precinct

Decision Requirements

In addition to the Decision Requirements in Clauses 6.3 and 10.6.2, the Council must consider:

- The need to maintain the sense of isolation of the Battery.
- The need to ensure that development respects the character of the area.
- Whether the regeneration of natural vegetation in the area is promoted.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.7 BELLERIVE CENTRE OVERLAY

Shown in yellow diagonal lines and marked BC on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To provide positive direction for the Bellerive Village commercial area by providing new commercial and community opportunities.

To maintain the character of the area by encouraging commercial redevelopment at a human scale.

Scope

This overlay applies to the consideration of any permit application made under the relevant zone for a permitted development or a discretionary development.

10.7.1 Permit Requirement

A permit is required to erect a building. The application must be considered as a permitted development, provided that the following requirements are met:

- Where provided, awnings must extend to within 450mm of the pavement kerb and have a clearance of 2400mm above the kerbside edge of the footpath.
- Wall materials must be masonry, brick or sandstone.
- Wall colours must comprise either:
 - Brick colours to match Australian Standard (Colours) 2700-1985; Y54(Oatmeal), X31(Raffia), X42(Biscuit) or similar.
 - Sandstone to match Kangaroo Bluff sandstone for colour, colour variation and texture. Sandstone block work to be dressed ashlar with 200 to 300mm gauge.
 - Other masonry colours to range from off-white through sandstone tones to pale salmon and apricot and must not include dark or grey colours.
- Roof finishes must be traditional corrugated sheet. Roof colours must match Australian Standard (Colours) 2700-1985; N65 (Graphite Grey), R14 (Waratah) or similar.
- Signage:
 - Painted or solid lettering on signs must not exceed 300mm in height.
 - Signs suspended from awnings or fixed at right angles to the facade of the shop front beneath awnings must have a maximum depth of 300mm.
 - Fluorescent or bright colours must not be applied.
 - **Signs must not incorporate flashing or intermittent lighting.**

A permit may be granted to vary any of these requirements. The application must be considered as a discretionary development.

10.7.2 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, Council must consider:

- The need for buildings to be small scale, not exceeding two storeys.
- The need to ensure that the height of buildings does not detrimentally impact on the area, when viewed from surrounding public areas and the water.
- The need for pitched gable and hipped roofs, for consistency with the surrounding area.
- Whether views through, between and over buildings can be retained.
- The impact of the building on the intimacy of the surroundings in terms of scale and detail.
- The need to encourage a mixture of land uses.
- The need to maintain strong links with both commercial and recreational water based activities.
- Whether the development will detract from any significant or historic buildings in the area.
- Whether development provides a visual association with the remaining traditional buildings around Kangaroo Bay and Bellerive Village.
- Whether there is an overall theme demonstrating that the building will be in keeping with the character of the locality. For example, the provision of a design concept for colours and materials and utilisation of common local design features.
- Whether the development integrates into the streetscape, rather than contrasts.
- Whether the scale of buildings is in proportion to the site and adjoining development.
- Whether development is compatible with adjoining and nearby existing buildings particularly in terms of scale and design.
- Whether pedestrian amenity is improved by the provision of features such as awnings.
- The need for signage to be in scale and keeping with the building and surroundings and for signs to be directly related to the principal use of the land.

10.7.3 Cambridge Road Precinct

Specific Requirements

In addition to the Specific requirements in Clause 10.7.1, the following apply in this Precinct:

- A 500mm building line setback will apply at the street level of the Cambridge Road frontage. Bay windows or facades with defined alcoves will be allowed to encroach beyond this setback up to the property boundary.
- Eaves or the parapet line at Cambridge Road must be 7.5 metres above the footpath.
- The maximum height of development on the southern side of Cambridge Road must not exceed 7.5 metres.
- Rooves of new buildings on the northern side of Cambridge Road must be pitched at 30 degrees to a ridge approximately parallel to the road.
- All venting and ducting is to be located within the overall building envelope.
- Awnings may be added to the Cambridge Road frontage only and must be box awnings suspended by struts above the awning.
- A 400mm high kickboard is required along the base of all ground floor windows.
- Fenestration:
 - Full frontage fenestration at the Cambridge Road street level may be provided if windows are multi-paned and under an awning or are multi-paned bay windows. Otherwise between 20% and 28% of the facade at the Cambridge Road street level can be fenestrated if no awning or bay windows are provided.
 - Between 20% and 28% of the facades of other levels are to be fenestrated.
 - Individual windows on the Cambridge Road frontage must have proportions of between 1:1 and 1:2 (width:height). The maximum window size is to be 1m wide by 2m high and maximum individual pane sizes are to be 1m by 1m. Windows must be symmetrically spaced. Up to three individual windows may be grouped together to form a single window mass but individual window frames must be defined.
- Doors must be located symmetrically on both facades or located as part of the symmetrical layout of windows where that can be achieved without compromising the practical use of the floor space.
- Door features, detailing and proportions must complement adjoining window detail.
- Reflective window finishes must not be applied, although a light grey tint may be used.

A permit may be granted to vary any of these requirements. The application must be considered as a discretionary development.

10.7.4 Bellerive Village Precinct

Specific Requirements

In addition to the Specific requirements in Clause 10.7.1, the Council must consider:

- New buildings must address the street frontage.
- Car parking must not be located between the front of the building and the street frontage.
- New buildings on sites adjoining land in the Residential Zone must be set back from the common boundary 3 metres or two thirds the height of the wall, whichever is the greater.
- The maximum height of buildings must not exceed 7.5 metres.
- Development on land fronting Clarence Street must not allow for vehicular access or egress from Clarence Street.

A permit may be granted to vary any of these requirements. The application must be considered as a discretionary development.

Decision Requirements

In addition to the Decision Requirements in Clauses 6.3 and 10.7.2, the following apply in this Precinct:

- Building height, scale and form is to reflect close proximity to residential development.
- New development should be designed to minimise its impact on the surrounding residential area.
- New development should be designed in such a way that the streetscape and pedestrian environment is improved.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.8 RICHMOND VILLAGE OVERLAY

Shown in light green cross hatching and marked RV on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To enhance the historic integrity of groups of buildings and the streetscapes.

To retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials.

To retain important views to town landmarks and the surrounding rural countryside.

10.8.1 Subdivision

Permit Requirement

A permit is required to subdivide land. The application must be considered as a discretionary development.

Size and Dimension of Lots

The size and dimensions of lots must comply with the following table.

Zone	Lot Size	Minimum Frontage	Minimum Dimension
Residential	1200 square metres	18 metres	Able to contain a circle with an 18 metre diameter
Commercial	600 square metres	18 metres	None specified

10.8.2 Alternative Division of Land

A lot to be created under the Strata Titles Act 1998 must comply with all the requirements of the Planning Scheme relating to subdivision, except that a lot for an approved multiple dwelling unit may have a minimum area of 800 square metres.

10.8.3 Buildings

Permit Requirement

A permit is required to undertake the following:

- Construction or alteration of a fence which is in view from the street.
- Construct a building.
- Construct an extension to a building which will be in view from the street.
- Construct or carry out site works.

The application must be considered as a discretionary development.

10.8.4 No Permit Required

A permit is not required for repairs, routine maintenance or internal alterations.

10.8.5 Specific Requirements

Siting and design

- Building siting must be consistent with other buildings and structures in the street and complement the streetscape.
- Front boundary setbacks must respect the dominant building line existing in the street.
- The design of new buildings must respect the Georgian style of architecture, through the simplicity of design features. However, these buildings must not seek to replicate period buildings.
- Commercial buildings to present a strong edge to the street.
- Fences abutting streets must be of pickets, split palings or post or rail of a height and design appropriate for the building and which contributes to the streetscape.

Height

- Building height must not exceed 7.5 metres, unless the application demonstrates that a greater height would be consistent with the amenity and character of the area.
- Building heights should not exceed the height of other buildings in the area so as to lose important views to town landmarks and the surrounding rural landscape.

10.8.6 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- Whether the scale and form of buildings is compatible with the valued character of the area.
- The need for the colour, texture and materials of buildings to be consistent with those in the area.
- The need for signage to be compatible with the streetscape and architectural values of the area.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.9 MOUNT CANOPUS OVERLAY

Shown in orange diagonal lines and marked MC on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To ensure that development is compatible with the operation of the Mount Canopus Observatory by:

- Limiting the number of people residing in the area.
- Minimising lighting within the area surrounding the facility.

10.9.1 Permit Requirement

A permit is required for all development on land identified in this overlay. The application must be considered as a permitted development.

10.9.2 Application Requirements

An application for a development must be accompanied a report which identifies all external light sources.

10.9.3 Development Standards

The design of any new development must satisfy the following requirements:

- Lighting above the 230m contour must be completely shielded including lighting which is not in a direct line of sight of the observatory.
- All lighting in line of sight of the observatory must be shielded to prevent any upward illuminations. The extent of this requirement depends upon the nature of lighting and density of development. Houses within a 1.5km line of sight must have outdoor lights shielded.
- Buildings must not have skylights or large windows facing the direction of the Observatory.
- Outside lighting should be low shielded lights, fluorescent or incandescent of low wattage and must not be neon.
- To limit light from car headlights entering the observatory dome, subdivisions must be designed so the layout of roads has regard to the observatory, in terms of the direction in which they point, the location and orientation of places where cars may stop (such as at road junctions). Accordingly north/ south orientated roads pointing toward the observatory site should be avoided.
- Street lighting should be minimal.
- Subdivision approvals will be subject to a requirement that the landowner enter into a Part 5 Agreement under the Land Use Planning Approvals Act 1993, which makes the subsequent land owners aware of the special area provisions relating to the Mount Canopus Observatory.
- Internally illuminated or floodlit signs and night lighting of sporting facilities must not be approved.

10.9.4 Referral Requirement

All subdivision applications made for land under this overlay must be referred to the University of Tasmania.

10.9.5 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- The extent of light shielding, including the nature of lighting and density of development.

- The comments of the University of Tasmania.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.10 QUOIN RIDGE OVERLAY

Shown in brown diagonal lines and marked QR on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To protect the operating efficiency of the Commonwealth Government radio monitoring station at Quoin Ridge.

10.10.1 Scope

This overlay applies within a 1kilometre radius the radio monitoring station and limits residential development to ensure minimal interference with the station.

10.10.2 Permit Required

A permit is required for all residential development, including outbuildings. The application must be considered as a discretionary development.

10.10.3 Referral Requirements

All subdivision applications must be referred for comments to the Commonwealth Department of Finance and Administration.

10.10.4 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- The impact of all sources of electro-magnetic radiation, whether continuous or intermittent, associated with the use or development of the land.
- Any advice provided by the Commonwealth Department of Finance and Administration.
- The need to apply restrictions in relation to the siting, shielding of sources, operating hours of electro-magnetic radiation or undergrounding of services.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.11 AIRPORT BUFFER OVERLAY

Shown in red diagonal lines and marked AB on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To ensure that land use and development are compatible with the operation of airports in accordance with the appropriate airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.

To identify land within the 20 NEF Noise Forecast contour as an area which is or will be subject to high levels of aircraft noise, and to assist in shielding people from such noise by ensuring appropriate noise attenuation measures in houses.

To limit the number of people residing in the area or likely to be subject to significant levels of aircraft noise.

10.11.1 Permit Requirement

A permit is required to erect a house or to subdivide land within. The application must be considered as a discretionary development. Except on land zoned Village

10.11.2 Residential Development

A house must be constructed so as to comply with any noise attenuation measures required by *Section 3 of Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Notes:

In Section 3 of AS 2021-1994, Table 3.3 refers to both building types and activities within those buildings. Each building type listed has its ordinary meaning and should not be interpreted as defined in this Planning Scheme.

10.11.3 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- Whether the proposal will lead to an increase in houses and people affected by aircraft noise.
- Whether the proposal is compatible with the present and future operation of the airport in accordance with the appropriate airport strategy or master plan.
- Whether the building incorporates appropriate noise attenuation measures.
- Any comments of the airport owner.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.12 DEVELOPMENT PLAN OVERLAY

Shown in purple diagonal lines and marked DP with a number on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To provide for use or development which is generally in accordance with an approved development plan.

10.12.1 Permit Required

A permit must not be granted for a use or development or to subdivide until a development plan has been prepared and incorporated into the Planning Scheme.

After a development plan has been incorporated into the Planning Scheme, a permit granted under the relevant zone must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

10.12.2 No permit Required

A permit is not required to erect a house, extensions to a house or to use land for agriculture.

10.12.3 Preparation of the Development Plan

The development plan may consist of plans or other documents and may, with the agreement of the Council, be prepared and implemented in stages.

The development plan must describe:

- The land to which the plan applies.
- The land suitability for its intended development.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.
- Whether the design and siting of any proposed building, works or access road appropriately meets the objectives and outcomes set out in this overlay.
- The nature of minor amendments that may be made to the plan.
- The timing and staging of development.
- Accessibility to public utilities and roads.
- The design response to any community consultation process.

10.12.3 Development Plans

The following table identifies those development plans which are incorporated into the Planning Scheme and those which are yet to be prepared and incorporated.

Map Reference	Name of Plan	Location	Date Incorporated into the Planning Scheme
DPO 1	Airport Business Park	Kennedy Drive	Approval date
DPO 2	11A Wisteria Avenue	Cremorne	Approval date
DPO 3	Rushy Field Lagoon	Cremorne	Approval date
DPO 4	Oceana Drive	Tranmere	To be completed
DPO 5	Toronto Park	Single Hill	To be completed
DPO 6	Droughy Point Local Area Plan	Tranmere – Droughy Point - Rokeby	To be completed
DPO 7	Future Residential Areas	Various	To be completed
DPO 8	Pass Road	Rokeby	To be completed

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

10.13 ENVIRONMENTAL BUFFER OVERLAY

Shown in khaki vertical lines and marked EB on the Planning Scheme Maps

Purpose

To implement the Planning Policy Framework.

To identify areas where the use and development of land may be affected by environmental constraints.
To ensure that development is compatible with identified environmental values.

Scope

This overlay applies to areas within which a Standard Recommended Attenuation Distance might arise from the conduct of an activity, which has the potential to be an environmental nuisance or cause environmental harm.

10.13.1 Permit Required

A permit is required to carry out any use or development or to subdivide land in the area covered by this overlay. The application must be considered as a discretionary development.

10.13.2 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, the Council must consider:

- The source for which the attenuation distance is to be provided.
- The distance of the application to the environmental source and the relationship to the Standard Recommended Attenuation Distance.
- Any relevant considerations under the *Environmental Management and Pollution Control Act 1994*.
- The potential environmental nuisances which may be a source of conflict if the application were to be approved.

Notes:

- ☐ *Refer to the Planning Policy Framework, Strategies and Policies which may affect the use and development of land.*
- ☐ *Check the controls of the zone which applies to the land.*
- ☐ *Check the Decision Requirements and Specific Provisions. These contain additional requirements relevant to proposals.*

Specific Provisions

This section contains Specific Provisions which apply in addition to any requirements which apply elsewhere in this Planning Scheme.

Conditions may be imposed on permits relating to any part of these provisions.

11.1 OFF-STREET CAR PARKING & LOADING

Purpose

To ensure the provision of an appropriate number of car parking spaces, having regard to the activities on the land and the nature of the locality.

To ensure that the design and location of car parking areas:

- Achieves a good standard of urban design.
- Creates a safe environment for users at all times.
- Enables easy and efficient use.
- Protects the role and function of nearby roads.
- Facilitates the use of public transport and the movement and delivery of goods.

11.1.1 Car Spaces Required

The Parking Table sets out the number of car spaces required according to the use of land.

A use must not commence or the floor area occupied by an existing use must not be increased until the required car spaces have been provided.

A permit may be granted to reduce the number of car spaces required or to waive the requirement. Council may also consider accepting a cash in lieu payment for car spaces that cannot be provided.

Existing use of land

The requirement for car parking shall only relate to a new development, a new use, or an extension of an existing use providing the existing number of car spaces is not reduced.

Decision Requirements

Before a requirement for car spaces is reduced or waived, the Council must be satisfied that the arrangement is justified with regard to:

- The demand and supply of car parking in the locality.
- Any reduction in car parking demand due to the sharing of car spaces by multiple uses because of variation of car parking demand over time.
- Any car parking deficiency or surplus associated with the existing use of the land.
- Local traffic management.
- Local amenity including pedestrian amenity.
- Any relevant Clarence Planning Policy in Clause 5.

11.1.2 Design and Construction

Car parking plan

Before any use commences or any building or works associated with that use or an existing use is constructed, a plan must be prepared showing all car spaces, access lanes, driveways and associated works and landscaping.

Provision before commencement

Before a use commences the car spaces, access lanes, driveways and associated works and landscaping shown on the plan must be provided and available for use and be:

- Formed to such levels and drained so as to be useable in accordance with the plan.
- Treated with an all-weather seal or some other surface agreed to by the Council.
- Line-marked or if agreed to by the Council, provided with some other adequate means of showing the car spaces.

Decision Requirements

Before deciding that any plan is satisfactory, the following criteria must be considered:

- Whether the layout of car spaces and access lanes are consistent with the requirements of this Clause, or a variation in accordance with *Australian Standard AS2890.1 – 1993, Parking Facilities, Part 1: Off-street Car Parking*, or its successor.
- The enhancement of the streetscape.
- The provision of landscaping for screening and shade.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The provision for pedestrian movement within and around the parking area.
- The measures proposed to enhance the safety of people using the parking area.
- Whether there is need to have provision of parking facilities for cyclists and mandatory disabled access.
- The care and safety with which vehicles gain access to the site and circulate within the parking area.
- The need for the required car spaces to adjoin the premises used by each occupier, if the land is occupied by more than one occupier.

11.1.3 Car Space, Access and Driveway Dimensions

Car space dimensions

A car space is to be a minimum of 2.75 metres wide and 5.5 metres long, except that where access is from the side it must be at least 6.7 metres long and 2.3 metres wide. These requirements may be varied where the car park design accords with *AS2890.1 – 1993, Parking facilities, Part 1: Off-street Car Parking*.

Access to car spaces

If entry to a car space is from the end, the minimum width of the access lane depends on the angle of entry and must be as follows:

Angle to access lane	Width of access lane	
	1 way	2 way
45 degrees	3.5 m	n/a
60 degrees	5.0 m	n/a
90 degrees	5.5 m	6.75 m

If entry to a car space is from its side, the access lane must be at least 3.6 metres wide.

If entry to a car space is direct from a road, the required width of the access lane may include the road.

Driveways

Access driveways are to meet the requirements specified in AS 2890.1 – 1993, except that no driveway leading to an area for car parking may be less than 3 metres wide.

If a driveway changes direction or if 2 driveways intersect, the internal radius of the driveway where it changes direction or the intersection must be at least 4 metres when measured at right angles to the driveway. This requirement does not apply if any of the driveways are at least 4.2 metres wide.

For any use other than a house or a development comprising two multiple dwellings with separate driveways, adequate manoeuvring space must be provided to ensure that vehicles enter and leave the site in a forward direction with a single turning movement into and out of each car space.

All driveways, other than those less than 50m long servicing a single dwelling, must be at least 5.5 metres wide for a distance of 7.5 metres to allow vehicles to pass each other.

11.1.4 Parking Table

Note: All floor areas refer to gross leasable floor areas.

Parking Table

Use	Car Space Measure	Rate
Boarding House	Car spaces to each room	1
	Car spaces for staff	1
Caravan Park and Holiday Village	Car spaces to each site	1
	Car spaces for staff	1
Car Sales	Car spaces to each 100m ²	1
	Car spaces to each staff member	1
Child Care Centre	Car spaces to each licenced place	0.2
	Car spaces to each staff member	1
Church	Car spaces to each seat	0.3
Consulting Rooms	Car spaces to each practitioner	5
Dwelling (including Multi Unit Dwelling)	Car spaces to each dwelling	2 ($\geq 60\text{m}^2$ floor area)
		1.5 ($<60\text{m}^2$ floor area)

Parking Table (continued)

Use	Car Space Measure	Rate
Educational Establishment: Pre-School	Car spaces to each student place	0.2
	Car space to each staff member	1
	Car spaces to each staff member	1
Primary and Secondary	Bus spaces to each 100 students	1
	Car spaces to each staff member	1
	Car spaces to each student	0.1
Matriculation College	Bus spaces per 100 students	1
	Car spaces to each staff member	1
Other (including Tertiary)	Car spaces to each full time student place	0.6
Funeral Parlour	Car spaces to each seat	0.3
Hospital	Car spaces to each bed	0.3
Hotel and Tavern	Car spaces per 3m ² of bar area	1
	Car spaces to each staff member	0.3
	Car spaces to each room	0.5
Industry	Car spaces per 100m ²	1 with minimum of 4
Motel	Car spaces to each room	1
	Car spaces to each staff member	1
Motor Repair Garage	Car spaces to each service bay	0.3
	Car spaces to each staff member	1
Nursery (retail)	Car spaces to each 100m ²	1
	Car spaces to each staff member	1
Offices	Spaces per 45m ²	1
Place of Assembly	Car spaces to each seat	0.2
	Car spaces to each staff member	0.3
Recreational Uses		
– Golf	Car spaces to each hole	4
– Gymnasium	Car spaces per 25m ²	1
– Indoor Cricket	Car spaces to each court	15
– Lawn Bowling	Car spaces to each rink	6
– Squash	Car spaces to each court	4
– Tennis (indoor and outdoor)	Car spaces to each court	4

Parking Table (continued)

Use	Car Space Measure	Rate
Restaurant	Car spaces to each seat	0.6
Scrap Yard	Car spaces per 100m ²	1 with minimum of 4
Service Station	Car spaces per 35m ² (for shop)	1
	Car spaces to each service bay	0.3
Shop	Car spaces per 35m ²	1
Store	Car spaces per 100m ²	1
Specialist/ Bulky Goods Store	Car spaces per 100m ²	2
Take Away Food Shop	Car spaces per 15 m ²	1
Warehouse	Car spaces per 200 m ²	1 with minimum of 4
All other Uses	As determined by Council	

11.1.5 Loading and Unloading of Vehicles

Purpose

To set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety.

Requirements to be met

No building or works may be constructed for the manufacture, servicing, storage or warehousing of goods or materials unless space is provided on the land for the access, loading and unloading of commercial vehicles in accordance with the *Australian Standard AS 2890.2 - 1989 Part 2: Commercial Vehicle Facilities*.

A permit may be granted to reduce or waive these requirements if either:

- The land area is insufficient.
- Adequate provision is made for loading and unloading vehicles to the satisfaction of the Council.

The application must be considered as a discretionary development.

11.2 ADVERTISING SIGNS

Purpose

To provide for the orderly display of advertising signs.

To provide for adequate and effective advertising signs appropriate to each zone.

To ensure that advertising signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

11.2.1 Advertising Categories

Clauses 11.2.4 to 11.2.7 specify categories of advertising control. The provisions of each zone specify which class of advertising control applies to the zone.

A sign in Section 1 of the category may be displayed without a permit, provided that the condition listed opposite the sign is met. If the condition is not met, the sign is prohibited unless specifically included in Section 2 as a sign that does not meet the Section 1 condition.

A sign in Section 2 may be displayed only with a permit and any condition listed opposite the sign must be met. The application must be considered as a discretionary development. If the condition is not met, the sign is prohibited.

A sign in Section 3 is prohibited and must not be displayed.

If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

11.2.2 Decision Requirements

Before deciding on an application to display a sign, in addition to the Decision Requirements in Clause 6.3, Council must consider:

- The effect of the sign on the amenity of the area including the need to avoid visual disorder or clutter of signs.
- The effect of the sign on the built environment or the landscape, with particular thought to its effect on any objects of scenic, historic, architectural, scientific or cultural interest.
- The need for identification and the opportunities for adequate identification on the site and nearby.
- The advertising pattern and theme in the area and the number of signs of the same type.
- The effect of the sign on existing signs.
- The size and likely impact of the sign having regard to the size of the premises on which it is to be displayed and the scale of surrounding buildings.
- The effect of the sign on the safety, warning and security of premises and public areas.
- The effect of the sign on the appearance and efficiency of a road, railway, waterway or other public way, having particular regard to the sign's colour, brightness and location.
- The views of the Department of Infrastructure, Energy and Resources, if the sign is an animated, floodlit, internally-illuminated, panel, reflective or sky sign to be displayed on a State highway.
- Whether the sign reasonably relates to the site where the goods or services advertised, are located.
- For signs on or adjacent to any building or site listed in the Historic Overlay:
 - The need for signs to be positioned and designed so that they are appropriate to the historic character and value of the building or site and the surrounding area.
 - The need for the sign to complement the character of the area and its buildings.
 - The need to ensure that the sign does not detract from the original appearance and character of the building.
 - Whether the sign is consistent with the type, size, character and materials of other signs in the heritage area.

11.2.3 Existing signs

A sign that was lawfully displayed on the approval date or that was being constructed on that date may be displayed or continue to be displayed and may be repaired and maintained. A lawfully displayed advertisement may be renewed or replaced, provided the size is not increased and the renewal or replacement would not result in a different type of sign.

11.2.4 Class 1 (Minimum Limitation Areas)

Purpose

To provide for identification and promotion signs and signs that add vitality and colour to business areas.

Section 1 – Permitted Permit Required

Sign	Condition
Bed & breakfast sign Business identification sign Home occupation sign Promotion sign	The total advertisement area of all signs to each premises must not exceed 8 square metres. This does not include a sign with an advertisement area not exceeding 1.5 square metres that is below a verandah or, if no verandah, that is less than 3.7 metres above pavement level.
Direction sign	
Internally-illuminated sign	<ul style="list-style-type: none">▪ The total advertisement area to each premises must not exceed 1.5 square metres.▪ No part of the sign may be above a verandah or, if no verandah, more than 3.7 metres above pavement level.▪ The sign must be more than 30 metres from a residential zone or pedestrian or traffic lights.▪ Must be on the site to which the sign relates

Section 2 – Discretionary Permit Required

Sign	Condition
Any sign not in Section 1 Any sign in Section 1 if the condition is not met	

Section 3 Prohibited

Sign
Nil

11.2.5 Class (Low Limitation Areas)

Purpose

To provide for adequate identification signs and signs that are appropriate to office and industrial areas.

Section 1 - Permitted Permit Required

Sign	Condition
Bed & breakfast sign Business identification sign Home occupation sign Pole sign	<ul style="list-style-type: none">▪ The total advertisement area of all signs to each premises must not exceed 8 square metres. This does not include a direction sign.▪ Must be on the site to which the sign relates.
Direction sign	Only one to each premises.
Internally-illuminated sign	<ul style="list-style-type: none">▪ The advertisement area must not exceed 1.5 square metres. The sign must be more than 30 metres from a residential zone or pedestrian or traffic lights.▪ Must be on the site to which the sign relates.

Section 2 - Discretionary Permit Required

Sign	Condition
Any sign not in Section 1 Any sign in Section 1 if the condition is not met	

Section 3 - Prohibited

Sign
Nil

11.2.6 Class 3 (High Amenity Areas)

Purpose

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Section 1 - Permitted Permit Required

Sign	Condition
Bed & breakfast sign Home occupation sign	Only one to each premises. The advertisement area must not exceed 0.2 square metres.
Direction sign	

Section 2 - Discretionary Permit Required

Sign	Condition
Above-verandah sign Business identification sign Floodlit sign Internally-illuminated sign Pole sign	Must be on the site to which the sign relates
Promotion Sign	The advertisement area must not exceed 2 square metres.
Reflective Sign Any sign in Section 1 if the condition is not met	Must be on the site to which the sign relates.

Section 3 - Prohibited

Sign
Any sign not in Sections 1 or 2

11.2.7 Class 4 (Sensitive Areas)

Purpose

To provide for unobtrusive signs in areas requiring strong amenity control.

Section 1 - Permitted Permit Required

Sign	Condition
Bed & breakfast sign	Only one to each premises. The advertisement area must not exceed 0.2 square metres.
Direction sign	

Section 2 - Discretionary Permit Required

Sign	Condition
Business identification sign	The total advertisement area to each premises must not exceed 3 square metres. Must be on the site to which the sign relates
Floodlit sign Any sign in Section 1 if the condition is not met	Must be on the site to which the sign relates

Section 3 - Prohibited

Sign
Any sign not in Sections 1 or 2

11.3 DEPENDENT PERSON'S UNIT

Purpose

To ensure that reasonable housing options are available to meet specific family circumstance.

To ensure that dependent person's units are designed to enhance the amenity of neighbourhoods.

11.3.1 Requirements to be met

A dependent person's unit must:

- Have a gross floor area not exceeding 37 square metres and not less than 25 square metres containing one bedroom and if a permanent structure, be attached to, or contained within the building envelope of the existing main dwelling.
- Contain not more than one habitable floor.
- Have a minimum setback of at least 4.5 metres from any one property boundary and 1.5 metres from all others boundaries, measured from the nearest point of any wall.
- Be provided with water, sewerage and electricity services only as an extension of the existing on-site connections.
- Be designed using construction materials and external finishes generally reflecting those of the existing single dwelling and the prevailing building forms in the vicinity. Should non allied materials be used, the structure shall not be visible from the road frontage of the subject lot and shall not affect the amenity of neighbours by unreasonable impinging upon sight lines or through glare from external surfaces.
- Be contained on the site of the main unit and must not be subdivided or be located on a lot created under the Strata Titles Act 1998.

11.4 HOME OCCUPATION

Purpose

To ensure that the amenity of the neighbourhood is not adversely affected by an occupation conducted in or from a house.

11.4.1 Requirements to be met

A home occupation must meet the following requirements:

- The person conducting the home occupation must use the house as their principal place of residence.
- No more than one person who does not live in the house may work in the occupation at any time.
- The gross floor area used in conducting the occupation including the storage of any materials or goods must not exceed 30 square metres or one-third of the gross floor area of the dwelling, whichever is the lesser.
- The occupation must not impose a load on any utility greater than normally required for domestic use.
- The occupation must not adversely affect the amenity of the neighbourhood in any way including:
 - The appearance of any building, works or materials used.
 - The parking of motor vehicles.
 - The transporting of materials or goods to or from the dwelling.
 - The hours of operation.
 - Electrical interference.
 - The storage of chemicals, gases or other hazardous materials.
 - Emissions from the site.
- No motor vehicle may be serviced or repaired for gain.
- Only one commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck, not exceeding 2 tonnes capacity and with or without a trailer registered to a resident of the dwelling) may be present at any time. The vehicle must not be fuelled or repaired on the land.
- No goods other than goods manufactured or serviced in the home occupation may be offered for sale.
- Materials used or goods manufactured, serviced or repaired in the home occupation must be stored within a building and must not be displayed so that they are visible from outside the site.

11.5 PRIVATE TENNIS COURT

Purpose

To ensure that tennis courts used in association with a dwelling are sited and constructed to minimise the effects of the development on nearby properties.

To ensure that the use of tennis courts in association with a dwelling does not cause unreasonable disturbance to adjoining residents or adversely affect the residential amenity of adjoining areas.

11.5.1 Permit required

A permit is required to construct, use or illuminate a private tennis court which is used in association with a house in the following zones:

- Residential Zone.
 - Low Density Residential Zone
 - Rural Residential zone
 - Landscape and Skyline Conservation Zone.
- The application must be considered as a discretionary development.

11.5.2 Application requirements

A permit application under this clause must be accompanied by the following information:

- A copy of title of the land, including a copy of the schedule of easements.
- A layout plan to a scale of not less than 1:200.
- The location of dwellings on adjoining land within 10 metres of the court site showing habitable room windows.
- Existing and proposed site levels.
- Location of vegetation to be removed.
- Proposed landscaping.
- Illumination levels and the position and height of light poles and fencing.
- Description of fencing material.
- Volume of excavated material to be brought to or removed from the site.
- Means of access to the site.
- Construction method and timing.

11.5.3 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, Council must consider, as appropriate:

- The impact of the use of the tennis court on the residential amenity of the area and in particular, the amenity of neighbouring properties.
- The need to ensure lights are fitted with baffles capable of preventing light spill on to adjoining properties.
- The need to impose conditions on the hours of use of the tennis court.

11.6 MULTIPLE DWELLINGS

Purpose

To ensure that multiple dwelling developments provide a good standard of amenity for their residents and their neighbourhood.

11.6.1 Design of Multiple Dwellings

Multiple Dwellings must meet the following standards:

- Site Density:
 - A multiple dwelling development must not exceed a maximum density of 1 dwelling unit per 375 square metres of the site area.
- Private Open Space:
 - Single bedroom multiple dwellings must have access to a private space area of at least 60 square metres with a minimum dimension of 4.5 metres.
 - Multiple dwellings with 2 or more bedrooms must have access to a private space area of at least 75 square metres with a minimum dimension of 4.5 metres.
 - Private open space must be enclosed by a fence, wall or screen planting.
- Access and Car Parking:
 - Access to the site must comply with the *"Safe Intersection Sight Distance"* in *Austroads Guide to Traffic Engineering Practice Part 5 - Intersections at Grade (1988)*.
 - Access and parking must be designed in accordance with Clause 11.1.
 - At least 1 covered car space must adjoin each multiple dwelling.
- Privacy and Security:
 - Multi dwelling developments must comply with the *Tasmanian Code for Residential Development (TASCORD) 1997, Element 3.6 Privacy and Security*.
- Utilities to be provided:
 - Clothes drying facilities must be provided and must not encroach on private open space areas.
 - Garbage storage facilities and letter boxes must be provided for each multiple dwelling.

11.6.3 Landscaping

Council must approve a landscape plan, prior to the commencement of the development. The plan must show plant species, watering system, paving and any other landscaping works.

11.6.4 Information to be submitted

Plans and elevations at a scale of at least 1:100 must be submitted with an application, and must show:

- External dimensions of all buildings, measured to the eaves.
- Internal layout of dwellings.
- Height of buildings above natural ground level.
- External finishes and material specifications.
- Utility areas.

A site plan at a scale of at least 1:200 must be submitted with an application, and must show:

- Lot dimensions.
- Contours.
- Location and dimensions of all existing and proposed buildings.
- Location and dimensions of private open space.
- Distances of all walls from adjacent buildings.
- Location and dimensions of car parking including access and manoeuvring areas.
- Existing trees to be removed or retained.
- General landscape design.

11.6.5 Decision Requirements

Before deciding on an application, in addition to the Decision Requirements in Clause 6.3, Council must consider, as appropriate;

- The need to minimise overshadowing of adjacent houses and multiple dwellings.
- The need to achieve a reasonable level of acoustic privacy between adjacent houses and multiple dwellings.

11.7 SPECIALIST/ BULKY GOODS STORES

Purpose

To promote businesses types that expand the range of goods available to the public.

To ensure specialist/ bulky goods stores and superstores are located and designed to enhance the amenity of the area.

11.7.1 Design Guidelines

The following guidelines list basic criteria to be applied in the design of specialist/ bulky goods stores.

Objectives

- To reinforce and improve the existing commercial or industrial centre
- To complement established pedestrian movement patterns
- To ensure adequate and accessible parking.

Building form

- Buildings must make a positive contribution to the character of the area, by promoting a dynamic image. External cladding must utilise colour, texture, materials, relief and fenestration to achieve this.
- Walls fronting streets must contain 70 percent glazing, to ensure the premises interacts with the pedestrian environment and enhances the streetscape.
- Buildings must not present blank facades to the street or to customer car parking areas.
- Buildings should be designed to be energy efficient.
- The design must have regard to wind protection to enhance the comfort and safety of pedestrians.

Safety

- The design must provide a safe environment for day and night time use.

Amenities

- Toilets and baby change rooms must be provided.
- Outdoor areas must incorporate shade by plants or other devices.
- The design must recognise pedestrian movement patterns, ensuring that the building and car park integrate these movements.
- Landscaping may be applied to make outdoor areas comfortable and to enhance the appearance of the development.

Car Parking and Unloading

- Vehicle entry and exit points must be legible and well lit.
- Main pedestrian access must be physically separated from vehicular access.
- Unloading areas must be located for convenient access to the store but should be separated from car parking and pedestrian areas.

Signage

- Signs must be integrated into the design of the building and should not obscure windows or architectural features of the building.
- Signage must add character to the area, by using creative forms that will promote a dynamic image of the centre.

11.7.2 Application Requirements

In addition to the information to accompany an Application in Clauses 6.1 and 6.2, an application for a specialist/ bulky goods store must be accompanied by an urban design context report.

An urban design context report must contain a context statement and a site analysis plan. The context statement must explain how the proposal has been prepared and how it has met the design guidelines and responded to the site analysis.

11.7.3 Decision Requirements

Before deciding on an application for a permit, in addition to the Decision Requirements in Clause 6.3, Council must consider, as appropriate:

- The visual appearance of the development, including facade treatments, impact on the streetscape and the appropriateness of the visual mass and bulk.
- Whether the site has adequate surveillance potential and lighting to ensure personal safety.
- The need for the building to contain adequate amenity facilities to serve customers.
- Whether there is a need for landscaping to enhance the development.
- The need to ensure car parking and loading areas are safe, adequate and accessible.
- The need for signage to be integrated with the development and to promote the desired image of the area.
- If it is to be located in the Industry Zone, the impact of the business on the retail hierarchy and in particular, the Rosny Park business centre.

11.8 SERVICE STATION

Purpose

To ensure that amenity, site layout and traffic safety and design are considered when land is to be used for a service station, especially if the site adjoins a residential zone.

To ensure that use of land for a service station does not impair traffic flow or road safety.

11.8.1 Design Guidelines

The following guidelines list basic criteria to be applied in the design of service stations.

Traffic safety

The site must have 2 crossovers to a road only. Each crossover must:

- Be no wider than 9 metres.
- Be located clear of intersections and minimise points of complex traffic and pedestrian movement.
- Provide for adequate sight distance to on street traffic.

Petrol tankers must be wholly on the site when storage tanks are being filled.

Except at crossovers, a barrier must be built along the road alignment to prevent vehicular access.

Building setbacks

- Buildings must be set back 10 metres from a road.
- A canopy must be at least 2.5 metres from a road.
- Petrol pumps, pump islands, water and air supply points and storage tank filling points must be at least 3.6 metres from a road, so that a vehicle cannot be serviced unless it is wholly on the site.
- Driveway space must be sufficient to enable a petrol tanker to enter and leave the site in a forward direction.

Discharge of waste

Waste from a vehicle wash area must drain into a public sewer or a settlement and oil separation system.

Amenity requirements

The amenity of the locality must not be adversely affected by the use or the appearance of any building, works or materials or any emissions from the site.

Trailers storage

If trailers are for hire on the site:

- All trailers must be wholly on the site and must not encroach on landscaping or car parking areas or driveways.
- On a corner site, a trailer higher than 1 metre must be parked at least 10 metres from the corner.

Land adjoining a Residential Zone

If the site adjoins a residential zone:

- A landscape buffer strip at least 3 metres wide along the common boundary must be planted and maintained.
- External lights must be directed away from the residential zone to prevent light spill and glare.