

Notice of Amendment to the Tasmanian Planning Scheme – Meander Valley

Notice is hereby given that the Tasmanian Planning Commission has approved Amendment 2-2020 to:

1. Rezone 2 Panorama Road and part of 12 Neptune Drive, Blackstone Heights from Low Density Residential to Local Business; and
2. Insert the Blackstone Heights Local Business Specific Area Plan.

The approved amendment came into operation on 2 June 2021. The approved amendment can be viewed on Council's website www.meander.tas.gov.au or at Council's office during normal business hours at 26 Lyall Street, Westbury.

For further information contact Council's Planning Department on 6393 5320.

Dated at Westbury on 5 June 2021.

John Jordan

GENERAL MANAGER

TASMANIAN PLANNING COMMISSION



Our ref: DOC/21/56811
Officer: Lauren O'Brien
Phone: 03 6165 6813
Email: tpc@planning.tas.gov.au

26 May 2021

Mr John Jordan
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

By email: mail@mvc.tas.gov.au

Attention: Jo Oliver

Dear Mr Jordan

**Tasmanian Planning Scheme – Meander Valley
Amendment 2-2020
Rezone 2 Panorama Road and part of 12 Neptune Drive, Blackstone Heights
from Low Density Residential to Local Business
and insert the Blackstone Heights Local Business Specific Area Plan**

Further to the hearing of this matter held on Tuesday 16 March 2021, the delegates have decided, that the draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* and is approved under section 40Q(1).

The Commission has specified that the approved amendment comes into operation on Wednesday, 2 June 2021. The Commission will make the necessary amendments to the planning scheme for viewing on the [iplan website](#)¹.

Please find enclosed a copy of the delegates decision and approved amendment.

In accordance with section 42(3)(d) of the Act, the planning authority is required to give notice of the decision and in this respect your attention is drawn to regulation 8 of the *Land Use Planning and Approvals Regulations 2014*.

If you require further information please contact Lauren O'Brien, Planning Adviser, on 03 6165 6813.

Yours sincerely

Peter Fischer
Delegate (Chair)

cc: Mr Shane Wells, TasLand Developments, shanowells@icloud.com

¹ <https://iplan.tas.gov.au/Pages/XC.Home/Home.aspx>
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TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme – Meander Valley
Amendment	2-2020 – rezone 2 Panorama Road and part of 12 Neptune Drive, Blackstone Heights from Low Density Residential to Local Business, and insert the Blackstone Heights Local Business Specific Area Plan
Planning authority	Meander Valley Council
Applicant	TasLand Developments
Date of decision	17 May 2021

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Peter Fischer
Delegate (Chair)



Robin Nolan
Delegate

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to rezone 2 Panorama Road and part of 12 Neptune Drive, Blackstone Heights (the site) from Low Density Residential to Local Business and insert the Blackstone Heights Local Business Specific Area Plan.

Site information

The site is located on the corner of Panorama Road and Blackstone Road in Blackstone Heights. The site consists of two titles, being folios of the Register 169236/2 and a portion of 146423/3, which has an area of approximately 6.5 hectares.

The site is currently being developed with an approved café, local shop, associated car parking and landscaping.

Issues raised in representations

Three representations were received during the public exhibition period, including a Submission to the Planning Authority Notice (SPAN) from TasWater under section 56S of the *Water and Sewerage Industry Act 2008*.

The representors raised the following issues:

- no need for another local centre;
- impact on amenity;
- impact on residential privacy;
- concerns regarding the pedestrian footpath along the north-eastern and south-eastern boundaries;
- inadequate fencing;
- location of the car park; and
- request for additional land to be included in the draft amendment.

Planning authority's response to the representations

The planning authority considered the representations and advised the Commission that it:

1. Endorse Table 1: Consideration of Representations as its report in response to the representations in accordance with section 39(2) of the former provisions of the *Land Use Planning and Approvals Act 1993*.
2. Recommend to the Tasmanian Planning Commission the following modifications to Draft Amendment 2/2020:
 - a) Draft standard F7.4.1 Setbacks is modified by the inclusion of an additional standard relating to the setback of works for pedestrian and vehicular access and associated modification of the objective as detailed in Table 1: Consideration of Representations.

- b) An additional standard is included at F7.4.4, requiring landscaping treatment at the interface with adjoining residential properties to provide for privacy screening and enhanced amenity, as detailed in Table 1: Consideration of Representations.
- c) Low Density Residential Zone – Section 12.2 Use Table is modified to include a discretionary use qualification for Business and Professional Services for administrative offices within the existing building on adjoining land at 8 Neptune Drive, as detailed in Table 1: Consideration of Representations.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on Tuesday 16 March 2021.

Appearances at the hearing

Planning authority: Ms Jo Oliver, Senior Strategic Planner (via MS Teams)
Applicant: Mr Shane Wells, Consultant Planner for TasLand Developments
Mr Ross Harrison, TasLand Developments

Consideration of the draft amendment

1. The draft amendment was initially lodged by the applicant and considered by the planning authority as an amendment to the Meander Valley Interim Planning Scheme 2013 (the interim planning scheme), under the former provisions of the *Land Use Planning and Approvals Act 1993* (the former provisions).
2. The amendment has been initiated and certified by the Meander Valley Council, in its capacity as planning authority, and further supported in the reports under sections 35 and 39 of the former provisions.
3. The Meander Valley Local Provisions Schedule (LPS) took effect on 19 April 2021, and as such the planning authority is now operating under the Tasmanian Planning Scheme – Meander Valley.
4. Schedule 6 of the current provisions of the *Land Use Planning and Approvals Act 1993* (the Act) provides for savings provisions for undetermined draft amendments.
5. Under section 40M of the Act, the Commission is required to consider the amendment and the representations, statements and recommendations contained in the planning authority's section 40K report. However, it is noted that as the planning authority provided its statements and recommendations report prior to the approval of its LPS, the report was provided under section 39 of the former provisions.
6. A hearing was convened to assist the Commission in considering the issues raised in the representations.

7. Under section 34(2) of the Act, in the opinion of the relevant decision-maker, a draft amendment:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
8. Under section 34(3), the criteria of section 34(2) inclusive apply to the amendment of a planning scheme in the same manner as they apply to a planning scheme.
9. Section 34(2)(g) is not considered relevant to the draft amendment as the land does not adjoin an adjacent municipal area.
10. The relevant regional strategy under section 34(2)(e) is the Northern Tasmania Regional Land Use Strategy, 27 June 2018 (the regional strategy).
11. The relevant strategic plan under section 34(2)(f) is the Meander Valley Council Community Strategic Plan 2014 to 2024 (the local strategy). A supporting report of the local strategy is also referenced, being the Prospect Vale-Blackstone Heights Structure Plan, January 2015 (the structure plan).
12. The draft amendment proposes to insert a specific area plan (SAP) into the LPS.
13. Section 32(4) includes that:
 - (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –
 - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.
14. The planning authority provided a submission in support of the draft amendment, which adequately addresses the provisions of section 32(4). The Commission finds that the proposed SAP complies with section 32(4).

Strategic justification

15. In the applicant's supporting planning report dated May 2020 (the supporting report), it is submitted that the draft amendment is consistent with the regional strategy, as follows:

... the proposal is consistent with the settlement planning and growth corridors.
The non-residential uses will support the residential population of Blackstone Heights, and will reduce the need for car travel to access local shops and services.
The regional activity centre network will be enhanced through a local level centre with tailored use and development standards to protect the established activity centre hierarchy. (p. 34)
16. The applicant submitted that the draft amendment also supports the structure plan, which identifies the site as being a potential local centre. The applicant states:

The structure plan is clear that the Westbury Road Activity Centre is the higher order centre, with respect to any activity centre at Blackstone Heights and provides a clear role for Blackstone Heights in providing local service requirements. (p. 30)
17. The planning authority considers that the draft amendment is consistent with the regional strategy, as the site, which is identified as a future neighbourhood centre in the regional framework plan, would provide for the daily needs of the community.
18. The planning authority also considers that the draft amendment is consistent with the local strategy, as it would support future direction 1 by enabling use and development for a vibrant and viable community hub.

Commission's consideration

19. The Commission is satisfied with the justification provided by the applicant and planning authority, in that the site is identified as a potential local centre and neighbourhood centre in the regional strategy and the Prospect Vale-Blackstone Heights Structure Plan.
20. Additionally, the Commission accepts the justification from the planning authority that the draft amendment would support future direction 1 of the local strategy.

Residential amenity

21. A representor raised concerns regarding the impact on the safety and amenity of adjoining residential properties caused by future development associated with the draft amendment, given that these titles are located next to the access points of the site. The representor specifically notes that the proposed location of walkways adjacent to their property boundary would adversely impact on their residential amenity.
22. In its section 39 report, the planning authority considers that measures that promote walkable neighbourhoods are supported through the relevant strategic planning documents and objectives of the Act, and therefore the provision of walkways is appropriate.
23. To address the representor's concerns regarding safety and amenity issues, the planning authority recommended that the draft amendment be modified to include landscaping requirement provisions along the boundaries of folios of the Register 31446/20 and 149075/3.

Commission's consideration

24. The Commission acknowledges the concerns raised by the representor in relation to the safety and amenity of adjoining residents.

25. The Commission finds that the landscaping and setback standards recommended by the planning authority, and supported by the applicant, are adequate in reducing impacts caused by use and development associated with the draft amendment.

Inclusion of 8 Neptune Drive

26. During the exhibition period, a representor requested that 8 Neptune Drive, Blackstone Heights, being folio of the Register 156923/1, be rezoned to Local Business Zone as part of the draft amendment. The purpose of this request was to enable the site to be partially used as an office.
27. In response to the representation, the planning authority recommended that the draft amendment be modified to provide a site specific qualification in the Low Density Residential Zone over folio of the Register 156923/1 to allow administration offices as a discretionary use at the site.

Commission's consideration

28. The Commission finds that the inclusion of folio of the Register 156923/1 in the draft amendment would be a modification to a substantial degree and would require re-exhibition.
29. The Commission considers that as folio of the Register 156923/1 would not form part of the SAP and rezoning, it is unreasonable to include it within this draft amendment.

State Policies and Resource Management and Planning System Objectives

30. The applicant and planning authority submit that the draft amendment is in accordance with the applicable State Policy being the state Policy on Water Quality Management 1997, as outlined in the planning authority's section 35 of the former provisions report, as follows.

... the site has been previously cleared and is located within an urban context.
Future permits will apply normal standards for the management of stormwater to ensure appropriate water quality is discharged into the reticulated drainage system at Blackstone Heights. (p. 559)

Commission's consideration

31. The Commission is satisfied with the justification provided by the applicant and planning authority in response to the State Policy on Water Quality Management 1997.
32. The Commission finds that no other State Policies are relevant to the draft amendment and that it seeks to further the Objectives of the Resource Management and Planning System in Schedule 1.

Modifications required to draft amendment

33. The draft amendment is modified to include a map delineating the area to be rezoned to Local Business, which includes the SAP area, and extends to the centerline of the Neptune Drive and Panorama Road road reserves.
34. Additionally, modifications have been made to the draft amendment to address concerns raised by the representors and to align the SAP provisions with the drafting conventions of the LPS as follows:
 - a) Modify the name of the SAP to Blackstone Heights Neighbourhood Centre Specific Area Plan to reflect the drafting conventions of the LPS.

- b) Insert the following as discretionary uses under clause F7.5, as endorsed by the planning authority at its Council meeting on 8 September 2020:
- Resource Processing, if for food and beverage production
 - Sports and Recreation
 - Storage
 - Residential
 - Utilities
 - Visitor Accommodation
- c) Modify the objectives of clauses F7.7.1 and F7.7.2 to reflect the purpose and intent of the SAP, while not repeating the purpose and intent of the Local Business Zone objectives.
- d) Insert a new criterion at A2 and P2 of clause F7.7.1 to require a minimum setback requirement of works to adjoining residential titles.
- e) Insert a new clause at F7.7.3 to require landscaping along boundaries that adjoin the Low Density Residential Zone.
- f) Various formatting and drafting modifications throughout the SAP.

Decision on draft amendment

35. Subject to the modifications described above, the Commission finds that the draft amendment is in order and gives it approval.

Attachments

Annexure A – Modified amendment

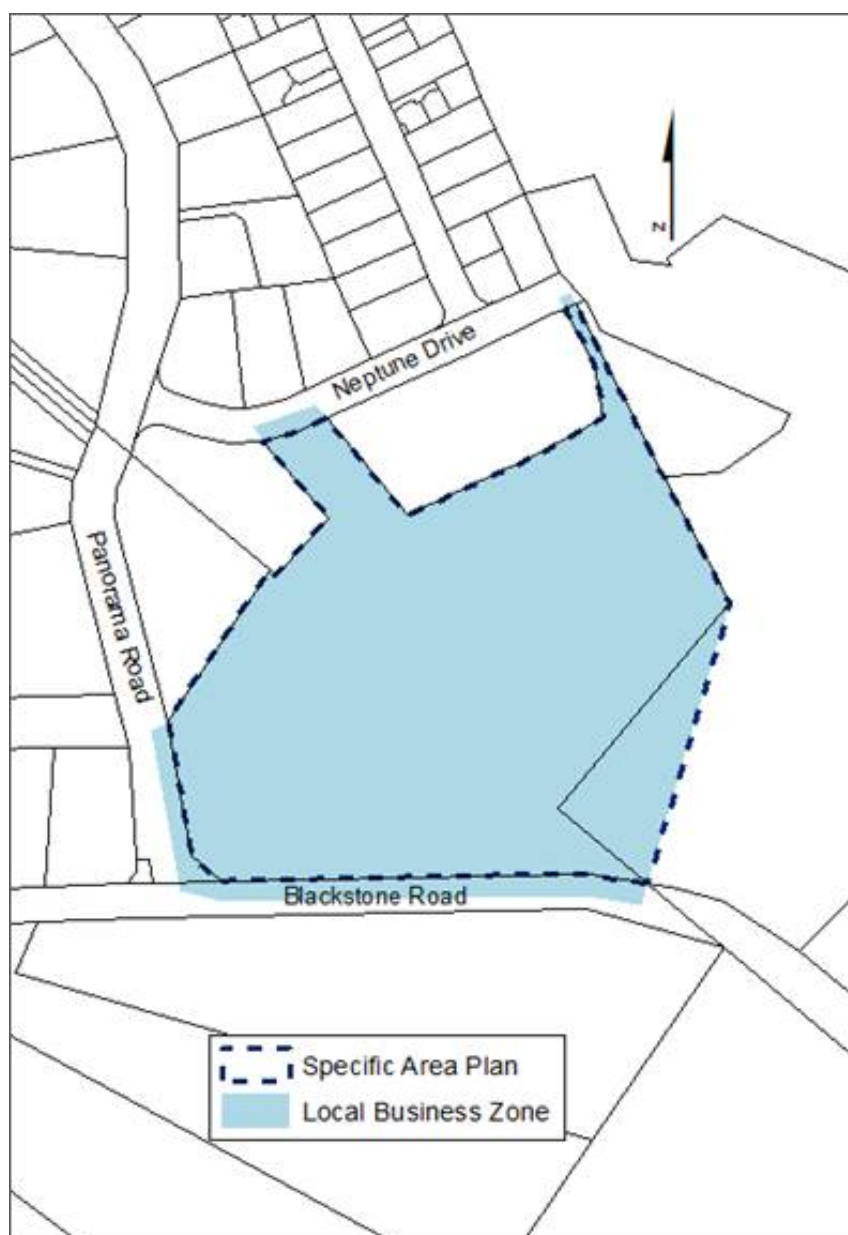
Annexure A

Modified amendment 02-2020

1. Rezone the following folios of the Register from Low Density Residential to Local Business:

2 Panorama Road, Blackstone Heights	FR 169236/2
Part – 12 Neptune Drive, Blackstone Heights	FR 146423/2

2. Amend the planning scheme map to add the outline and notation of the area contained in MEA-S21.0 Blackstone Heights Neighbourhood Centre Specific Area Plan.



3. Insert MEA-S21.0 – Blackstone Heights Neighbourhood Centre Specific Area Plan into MEA – Specific Area Plans of the Local Provisions Schedule. The SAP applies to the following folios of the Register:

2 Panorama Road, Blackstone Heights	FR 169236/2
Part – 12 Neptune Drive, Blackstone Heights	FR 146423/2

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

MEA-S21.1 Plan Purpose

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

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

MEA-S21.2 Application of this Plan

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

MEA-S21.3 Local Area Objectives

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

MEA-S21.4 Definition of Terms

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

MEA-S21.5 Use Table

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

Use Class	Qualification
No Permit Required	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
No Permitted uses.	
Discretionary	

Bulky Goods Sales	If for a garden centre and if not for bulk landscape materials supplies.
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel industry	If for a bottle shop.
Research and Development	
Residential	
Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S21.6 Use Standards

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

MEA-S21.7 Development Standards for Buildings and Works

MEA-S21.7.1 Setbacks

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

Objective:	That the setback of buildings and works for vehicle and pedestrian access: <ul style="list-style-type: none"> a) is compatible with the streetscape; and b) does not cause an unreasonable loss of amenity to adjoining residential zones. 	
Acceptable Solutions		Performance Criteria
A1		P1

Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than: <ul style="list-style-type: none"> a) 5m; or b) half the wall height of the building, whichever is the greater. 	Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to: <ul style="list-style-type: none"> a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; b) overlooking and reduction of privacy to the adjoining properties; or c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A2 Works, excluding landscaping, for pedestrian or vehicular access must have a setback of not less than 10m from FR 149075/3 and 31446/20.	P2 Works, excluding landscaping for vehicular or pedestrian access must be sited to not cause an unreasonable loss of amenity to FR 149075/3 and 31446/20, having regard to: <ul style="list-style-type: none"> a) overlooking and reduction of privacy to the adjoining properties; b) the topography of the site and location of adjoining private open space; and c) any potential mitigation measures including privacy fencing or vegetation screening.

MEA-S21.7.2 Gross floor area

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

Objective:	That the scale of development and area covered by buildings within the specific area plan does not compromise the activity centre hierarchy.
Acceptable Solutions	Performance Criteria
A1 The gross floor area of a building must be not more than 500m ² .	P1 The gross floor area of a building must be consistent with the character of the area, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development

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

MEA-S21.7.3 Landscaping

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

Objective:	A landscaping treatment is provided at the boundary of a Low Density Residential Zone to provide for privacy screening to adjoining residential properties.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>A landscaping treatment with a height of not less than 6m must be provided at the boundary of a Low Density Residential Zone.</p>		<p>P1</p> <p>A landscaping treatment at the boundary of a Low Density Residential Zone must be designed and located to prevent unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p>

	<ul style="list-style-type: none">a) opportunities for overlooking and reduction of privacy to the adjoining properties;b) the topography of the site and location of adjoining private open space; andc) any potential combination of mitigation measures including privacy fencing or vegetation screening.
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MEA-S21.8 Development Standards for Subdivision

This sub-clause is not used in this SAP.

**TASMANIAN
PLANNING COMMISSION**

Approved



Operative date: 2 June 2021

TASMANIAN PLANNING COMMISSION

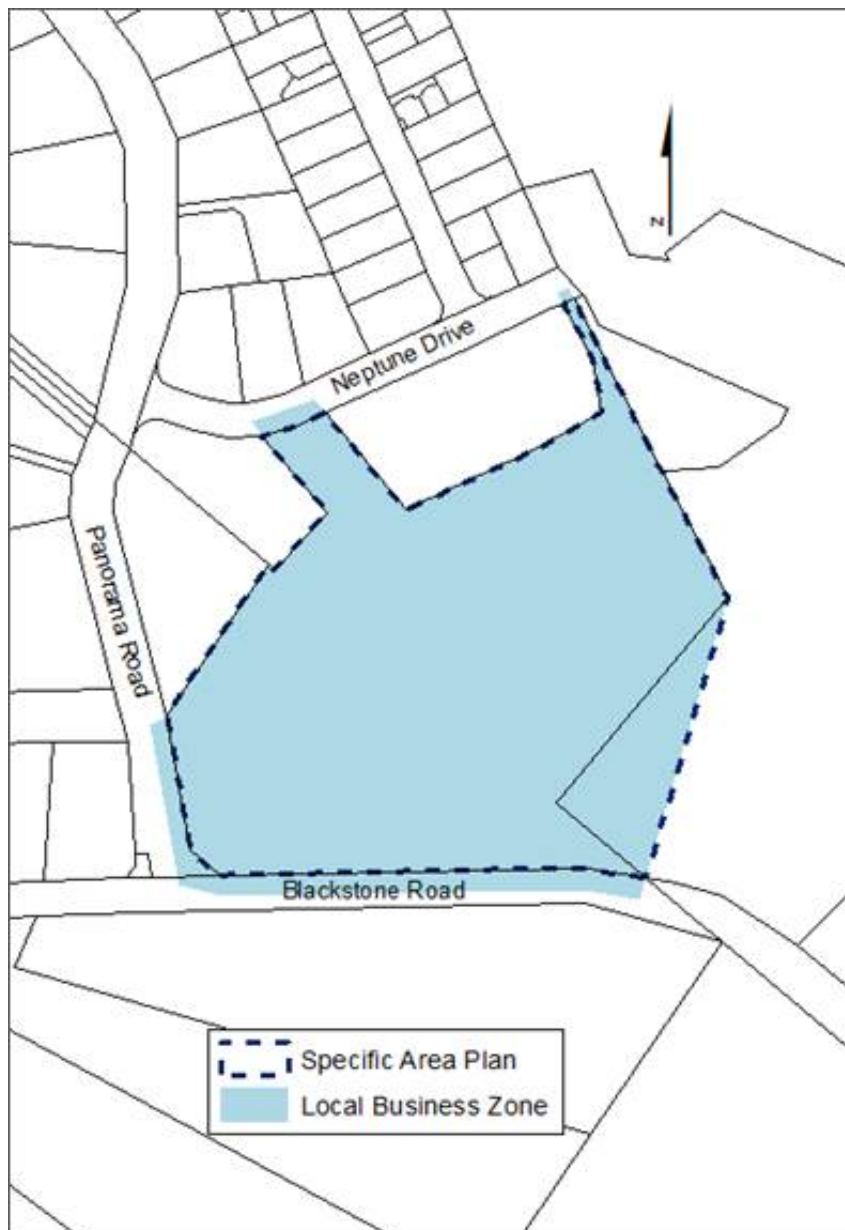
Tasmanian Planning Scheme – Meander Valley

Draft amendment 2-2020

1. Rezone the following folios of the Register from Low Density Residential to Local Business:

2 Panorama Road, Blackstone Heights	FR 169236/2
Part – 12 Neptune Drive, Blackstone Heights	FR 146423/2

2. Amend the planning scheme map to add the outline and notation of the area contained in MEA-S21.0 Blackstone Heights Neighbourhood Centre Specific Area Plan.



3. Insert MEA-S21.0 – Blackstone Heights Neighbourhood Centre Specific Area Plan into MEA – Specific Area Plans of the Local Provisions Schedule. The SAP applies to the following folios of the Register:

2 Panorama Road, Blackstone Heights	FR 169236/2
Part – 12 Neptune Drive, Blackstone Heights	FR 146423/2

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

MEA-S21.1 Plan Purpose

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

- MEA-S21.1.1 To manage the use or development of the Blackstone Heights Local Business Specific Area Plan site.

MEA-S21.1.2 To provide a low density form of local business functions in a landscaped setting.

MEA-S21.2 Application of this Plan

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

MEA-S21.3 Local Area Objectives

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

MEA-S21.4 Definition of Terms

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

MEA-S21.5 Use Table

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

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

Use Class	Qualification
Emergency Services	
Hotel industry	If for a bottle shop.
Research and Development	
Residential	
Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S21.6 Use Standards

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

MEA-S21.7 Development Standards for Buildings and Works

MEA-S21.7.1 Setbacks

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

Objective:	That the setback of buildings and works for vehicle and pedestrian access: <ul style="list-style-type: none"> a) is compatible with the streetscape; and b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from an adjoining property within a Low Density Residential Zone, of not less than: <ul style="list-style-type: none"> a) 5m; or b) half the wall height of the building, 	P1 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:

whichever is the greater.	<ul style="list-style-type: none"> a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; b) overlooking and reduction of privacy to the adjoining properties; or c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A2 Works, excluding landscaping, for pedestrian or vehicular access must have a setback of not less than 10m from FR 149075/3 and 31446/20.	P2 Works, excluding landscaping for vehicular or pedestrian access must be sited to not cause an unreasonable loss of amenity to FR 149075/3 and 31446/20, having regard to: <ul style="list-style-type: none"> a) overlooking and reduction of privacy to the adjoining properties; b) the topography of the site and location of adjoining private open space; and c) any potential mitigation measures including privacy fencing or vegetation screening.

MEA-S21.7.2 Gross floor area

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

Objective:	That the scale of development and area covered by buildings within the specific area plan does not compromise the activity centre hierarchy.
Acceptable Solutions	Performance Criteria
A1 The gross floor area of a building must be not more than 500m ² .	P1 The gross floor area of a building must be consistent with the character of the area, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development e) the removal, retention or planting of vegetation;

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

MEA-S21.7.3 Landscaping

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

Objective:	A landscaping treatment is provided at the boundary of a Low Density Residential Zone to provide for privacy screening to adjoining residential properties.	
Acceptable Solutions		Performance Criteria
A1	<p>A landscaping treatment with a height of not less than 6m must be provided at the boundary of a Low Density Residential Zone.</p>	
	P1	<p>A landscaping treatment at the boundary of a Low Density Residential Zone must be designed and located to prevent unreasonable loss of amenity to adjoining properties within a Low Density Residential Zone, having regard to:</p>

	<ul style="list-style-type: none">a) opportunities for overlooking and reduction of privacy to the adjoining properties;b) the topography of the site and location of adjoining private open space; andc) any potential combination of mitigation measures including privacy fencing or vegetation screening.
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MEA-S21.8 Development Standards for Subdivision

This sub-clause is not used in this SAP.