

Land Use Planning and Approvals Act 1993

Notice under section 35K(1)(c)

Meander Valley draft LPS

24 February 2020

The Tasmanian Planning Commission (the Commission) rejects the Meander Valley draft LPS and directs that the Meander Valley planning authority substantially modifies the Meander Valley draft Local Provisions Schedule (draft LPS) as follows:

1.0 Specific Area Plans

1.1 MEA-S8.0 Deloraine Specific Area Plan

Revise the MEA-S8.0 Deloraine Specific Area Plan to provide for subdivision at increased densities where sites can connect to reticulated water supply, sewer and stormwater services or adequately manage disposal, as set out in Annexure A.

Reason: To achieve the effect intended by the purpose and objectives of the specific area plan.

1.2 MEA-S14.0 Kimberley Specific Area Plan

Delete MEA-S14.0 Kimberley Specific Area Plan.

Reason: To be as far as practicable, consistent with the regional strategy.

1.3 MEA-S15.0 Upper Golden Valley Specific Area Plan

Revise the plan purpose and MEA-S15.8.1 Upper Golden Valley Specific Area Plan to provide for subdivision where it does not require access to Highland Lakes Road, as set out in Annexure A.

Reason: To implement particular spatial qualities of the specific area in the plan purpose and in the relevant provisions.

1.4 MEA-S19.0 Travellers Rest Specific Area Plan

Revise the provisions of MEA-S18.0 Travellers Rest Specific Area Plan to include additional plan purpose statements, Use Standards, Development Standards for Building and Works and Development Standards for subdivision, as set out in Annexure A.

Reason: To implement the particular environmental and scenic qualities of the area into the plan purpose and in the relevant provisions.

1.5 MEA-S11.0 Westbury Specific Area Plan

Revise the MEA-S11.0 Westbury Specific Area Plan to provide for setback and lot design provisions consistent with the character of this part of Westbury, as set out in Annexure A.

Reason: To achieve the plan purpose and provide for the effective operation of the provisions.

1.6 Specific area plans applying to the Low Density Residential Zone

Revise the Use Tables of the following specific area plans to prohibit multiple dwellings, as set out in Annexure A:

- (a) MEA-S6.0 Chudleigh;
- (b) MEA-S7.0 Davis Road;
- (c) MEA-S8.0 Deloraine;
- (d) MEA-S9.0 Elizabeth Town;
- (e) MEA-S10.0 Meander;
- (f) MEA-S11.0 Westbury; and
- (g) MEA-S12.0 Pumicestone Ridge.

Reason: To remove anomalies, inconsistencies with the plan purpose, and provide for the effective operation of the provisions.

1.7 Entally Lodge Specific Area Plan

Revise the draft LPS to include the Entally Lodge Specific Area Plan, as set out in Annexure A.

Reason: The proposed Entally Lodge Specific Area Plan primarily relates to use and development of the land for livable housing that has a significant social benefit to part of the municipal area.

1.8 Reedy Marsh Specific Area Plan

Revise the draft LPS to include a Reedy Marsh Specific Area Plan as set out in Annexure A.

Reason: The land within the Rural Living Zone at Reedy Marsh has particular spatial qualities that require unique provisions.

1.9 Electricity infrastructure – subdivision provisions

Revise the following specific area plans to include an Acceptable Solution for subdivision for Utilities, or where required for public use by the crown, council or State authority, as set out in Annexure A.

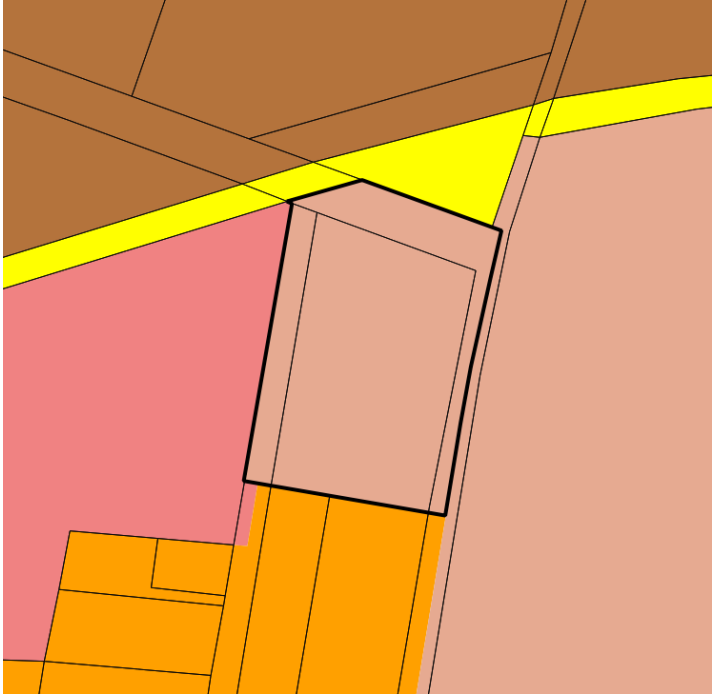
MEA-S12.0 Pumicestone Ridge; and

MEA-S15.0 Upper Golden Valley Specific Area Plan;

Reason: To achieve the effect intended by the purpose and objectives of the specific area plan.

2.0 Zone maps and overlays

No.	Description	Direction and Reason
2.1	Entally Lodge	<p>(a) Revise the zoning of parts of folios of the Register 127277/1, 111014/2, and 20627/2 outlined as 'Specific Area Plan' in Figure MEA-S20.1 of Annexure A, and the adjoining portions of Rutherglen Road (to the road centreline), to the General Residential Zone.</p> <p>(b) Revise the transitioning scenic road corridor overlay by deleting the overlay from the General Residential Zone.</p> <p>(c) Insert the Entally Lodge Specific Area Plan overlay on the draft LPS maps with the annotation MEA-S20.0 to the area consistent with Figure MEA-S20.1 in Annexure A.</p> <p>Reason:</p> <p>To be as far as practicable, consistent with the regional strategy.</p> <p>To be consistent with provisions of the State Planning Provisions, in the application of the scenic road corridor.</p> <p>To meet the LPS requirements of the SPPs and the technical requirements of Practice Note 7 – Draft LPS mapping: technical advice.</p>
2.2	Kimberley	<p>Revise the Rural Living Zone D at Kimberley, located to the east of Railton Road, to the Rural Living Zone B.</p> <p>Reason: To be as far as practicable, consistent with the regional strategy.</p>
2.3	Reedy Marsh	<p>Insert the Reedy Marsh Specific Area Plan to all of the Rural Living Zone at Reedy Marsh on the overlay maps with the annotation MEA-S14.0.</p> <p>Reason: To meet the LPS requirements of the SPPs and the technical requirements of Practice Note 7: Draft LPS mapping; technical advice.</p>
2.4	137648/1, 122547/1 and 122546/1, and adjoining Crown land	<p>Revise the priority vegetation area overlay to include land identified in the report by Philip Cullen dated 4 July 2019, in The Environment Association Inc submission dated 5 July 2019.</p> <p>Reason: to implement the priority vegetation area overlay consistent with the LPS requirements of the SPPs.</p>
2.5	part of folio of the Register 42629/1 and adjoining roads and properties	<p>Revise the zoning of the part of folio of the Register 42629/1 in the Rural Zone, to the Low Density Zone and revise the zoning of portions of adjoining roads and</p>

No.	Description	Direction and Reason
		<p>properties in accordance with the area outlined in black, below.</p>  <p>Reason: To be as far as practicable, consistent with the regional strategy and to apply zones at boundaries consistent with Practice Note 7 - Draft LPS mapping: technical advice.</p>

3.0 Consequential and technical implementation

- 3.1 Revise the draft LPS to include the technical modifications identified in Annexure A, to
- (a) meet the LPS requirements of the SPPs;
 - (b) correct references to relevant provisions;
 - (c) provide for the effective operation of the provisions; and
 - (d) reflect the terminology used in the SPPs; and
- 3.2 revise the substantially modified parts of the draft LPS zone and overlay maps to :
- (a) reflect modifications consequential to modifications made to the draft LPS written document, such as deletion of local area objectives.

Reason: To make modifications of a consequential and technical nature or relevant to the implementation of the Local Provisions Schedule if the Local Provisions Schedule were approved under section 35L of the Act.

Annexure A

Substantially modified parts of the Meander Valley draft LPS written document

MEA-S6.0 Chudleigh Specific Area Plan

MEA-S6.1 Plan Purpose

The purpose of the Chudleigh Specific Area Plan is:

MEA-S6.1.1 To provide for additional lot yield without diminishing the historic, low density character of the peripheral areas of the Chudleigh settlement.

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

MEA-S6.2 Application of this Plan

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

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

MEA-S6.3 Local Area Objectives

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

MEA-S6.4 Definition of Terms

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

MEA-S6.5 Use Table

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

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

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

MEA-S6.6 Use Standards

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

MEA-S6.7 Development Standards for Buildings and Works

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

MEA-S6.8 Development Standards for Subdivision

MEA-S6.8.1 Lot design

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

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

MEA-S6.9 Tables

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

MEA-S7.0 Davis Road Specific Area Plan

MEA-S7.1 Plan Purpose

The purpose of the Davis Road Specific Area Plan is:

MEA-S7.1.1 To provide for additional lot yield consistent with the existing larger lot character for the low density area at Davis Road.

MEA-S7.1.2 To provide for subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

MEA-S7.2 Application of this Plan

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

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

MEA-S7.3 Local Area Objectives

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

MEA-S7.4 Definition of Terms

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

MEA-S7.5 Use Table

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

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

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

MEA-S7.6 Use Standards

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

MEA-S7.7 Development Standards for Buildings and Works

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

MEA-S7.8 Development Standards for Subdivision

MEA-S7.8.1 Lot design

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

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

MEA-S7.9 Tables

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

MEA-S8.0 Deloraine Specific Area Plan

MEA-S8.1 Plan Purpose

The purpose of the Deloraine Specific Area Plan is:

MEA-S8.1.1 To provide for additional lot yield appropriate to the constraints on services and the capability of the land to accommodate building development, drainage and wastewater disposal for the Deloraine settlement.

MEA-S8.2 Application of this Plan

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

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

MEA-S8.3 Local Area Objectives

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

MEA-S8.4 Definition of Terms

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

MEA-S8.5 Use Table

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

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

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

MEA-S8.6 Use Standards

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

MEA-S8.7 Development Standards for Buildings and Works

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

MEA-S8.8 Development Standards for Subdivision

MEA-S8.8.1 Lot design

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

Objective:	To provide for density and dimensions of lots that are appropriate to accommodate development for a dwelling and any associated on-site drainage and wastewater requirements, without adversely impacting on adjoining land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area not less than 5000m² and:</p> <ul style="list-style-type: none"> (i) be able to contain a 50m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; <p>(b) where the lot can connect to reticulated water supply, sewer and stormwater services, have an area of not less than 1500m² and:</p> <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; <p>(c) be required for public use by the Crown, a council or a State authority;</p> <p>(d) be required for the provision of Utilities; or</p> <p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the plan purpose; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots; (d) the topography of the site; (e) adequate provision of private open space; (f) adequate provision of drainage and wastewater disposal; (g) the potential for cumulative impacts of on-site wastewater disposal on slope stability; (h) the pattern of development existing on established properties in the area; (i) any constraints to development, <p>and must have an area not less than 1200m².</p>

MEA-S8.9 Tables

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

MEA-S9.0 Elizabeth Town Specific Area Plan

MEA-S9.1 Plan Purpose

The purpose of the Elizabeth Town Specific Area Plan is:

MEA-S9.1.1 To provide for an additional lot yield without diminishing the character of the historic, low density arrangement of lots for the Elizabeth Town settlement.

MEA-S9.1.2 To provide for subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

MEA-S9.2 Application of this Plan

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

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

MEA-S9.3 Local Area Objectives

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

MEA-S9.4 Definition of Terms

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

MEA-S9.5 Use Table

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

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

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

MEA-S9.6 Use Standards

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

MEA-S9.7 Development Standards for Buildings and Works

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

MEA-S9.8 Development Standards for Subdivision

MEA-S9.8.1 Lot design

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

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

MEA-S9.9 Tables

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

MEA-S10.0 Meander Specific Area Plan

MEA-S10.1 Plan Purpose

The purpose of the Meander Specific Area Plan is:

MEA-S10.1.1 To provide for additional lot yield, consistent with the existing, larger lot character, for the Meander settlement.

MEA-S10.1.2 To provide for subdivision that facilitates separation distances between future dwellings, consistent with the existing character of the area.

MEA-S10.2 Application of this Plan

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

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

MEA-S10.3 Local Area Objectives

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

MEA-S10.4 Definition of Terms

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

MEA-S10.5 Use Table

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

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

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

MEA-S10.6 Use Standards

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

MEA-S10.7 Development Standards for Buildings and Works

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

MEA-S10.8 Development Standards for Subdivision

MEA-S10.8.1 Lot design

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

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

MEA-S10.9 Tables

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

MEA-S11.0 Westbury Specific Area Plan

MEA-S11.1 Plan Purpose

The purpose of the Westbury Specific Area Plan is:

MEA-S11.1.1 To provide for a subdivision density and the arrangement of future development in Westbury.

MEA-S11.1.2 To provide for additional lot yield without diminishing the historic, low density grid arrangement of lots and roads.

MEA-S11.1.3 To provide for subdivision that facilitates separation distances between dwellings, consistent with the existing dwelling separation character.

MEA-S11.1.4 To locate and design development to reinforce the low density character of the streetscape through building separation and minimizing, or mitigating, viewing opportunities from the road.

MEA-S11.1.5 To locate and design development to reinforce the low density residential character of the area through separation of buildings, and minimizing, or mitigating, viewing opportunities between habitable rooms and views of development from adjoining properties or recreational pathways.

MEA-S11.2 Application of this Plan

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

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

MEA-S11.3 Local Area Objectives

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

MEA-S11.4 Definition of Terms

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

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

MEA-S11.5 Use Table

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.

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

MEA-S11.6 Use Standards

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

MEA-S11.7 Development Standards for Buildings and Works

MEA-S11.7.1 Setback

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

Objective:	That the siting of development provides for setbacks between dwellings, and between dwellings and other buildings that is compatible with the greater separation distances that make up the low density character of the land within the Westbury Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from a frontage of: <ul style="list-style-type: none"> (a) not less than 15m; or (b) not less than existing buildings, excluding outbuildings, on the site. 		P1 The siting of a building must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads; (e) mitigation of visual impacts through the retention of any vegetation;

	<p>(f) the ability to screen or offset view lines between dwellings; and</p> <p>(g) the safety of road users.</p>
<p>A2</p> <p>Buildings must have a setback from side and rear boundaries:</p> <p>(a) not less than 15m; or</p> <p>(b) not less than existing buildings, excluding outbuildings, on the site.</p>	<p>P2</p> <p>The siting of a building must provide for separation distances compatible with the low density character of development existing on established properties in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the setbacks of surrounding buildings;</p> <p>(c) the height, bulk and form of existing and proposed buildings;</p> <p>(d) impacts on sunlight to private open space and windows of habitable rooms on adjoining properties;</p> <p>(e) the appearance when viewed from roads or recreational pathways;</p> <p>(f) the ability to screen or offset view lines between dwellings for privacy or visual impacts; and</p> <p>(g) mitigation of visual impacts through the retention of any vegetation.</p>

MEA-S11.8 Development Standards for Subdivision

MEA-S11.8.1 Lot design

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

Objective:	<p>To provide for:</p> <p>(a) density and dimensions of lots in an arrangement consistent with the the low density grid arrangement of the area;</p> <p>(b) dimensions of lots that enables building to be separated;</p> <p>(c) lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements; and</p> <p>(d) access to lots that minimises the number of driveway crossovers.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area not less than 1ha and:</p> <p>(i) be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and</p> <p>(ii) existing buildings are consistent with the setback required by clause MEA-S11.7.1 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the plan purpose;</p> <p>(b) the relevant requirements for development of buildings on the lots;</p> <p>(c) the potential or intended location of buildings;</p> <p>(d) distances between new building areas and new building areas and existing buildings;</p> <p>(e) the topography of the site;</p> <p>(f) adequate provision of drainage and on-site wastewater disposal;</p>

<p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(g) the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;</p> <p>(h) whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;</p> <p>(i) the use of adjoining land as a recreational pathway;</p> <p>(j) any constraints to development,</p> <p>and must have an area of not less than 5000m² capable of containing a circle of not less than 60m diameter.</p>
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MEA-S11.9 Tables

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

MEA-S12.0 Pumicestone Ridge Specific Area Plan

MEA-S12.1 Plan Purpose

The purpose of the Pumicestone Ridge Specific Area Plan is:

MEA-S12.1.1 To prohibit the creation of additional lots, excluding for public use or Utilities, at Pumicestone Ridge.

MEA-S12.1.2 To maintain dwelling density, consistent with the existing character of the area.

MEA-S12.2 Application of this Plan

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

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

MEA-S12.3 Local Area Objectives

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

MEA-S12.4 Definition of Terms

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

MEA-S12.5 Use Table

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

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

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

MEA-S12.6 Use Standards

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

MEA-S12.7 Development Standards for Buildings and Works

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

MEA-S12.8 Development Standards for Subdivision

MEA-S12.8.1 New lot prohibition

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

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

MEA-S12.9 Tables

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

MEA-S14.0 Reedy Marsh Specific Area Plan

MEA-S14.1 Plan Purpose

The purpose of the Reedy Marsh Specific Area Plan is:

MEA-S14.1.1 To protect the vegetated landscape character of frontages in Reedy Marsh.

MEA-S14.1.2 To minimise the visual impact of development when viewed from roads.

MEA-S14.1.3 To provide for subdivision appropriate to the character of the area.

MEA-S14.2 Application of this Plan

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

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

MEA-S14.3 Local Area Objectives

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

MEA-S14.4 Definition of Terms

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

MEA-S14.5 Use Table

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

MEA-S14.6 Use Standards

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

MEA-S14.7 Development Standards for Buildings and Works

MEA-S14.7.1 Landscape amenity

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

Objective:	That the vegetated landscape character of frontages in Reedy Marsh are protected or managed to minimise the visual impact of development when viewed from roads.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of not less than 35m	P1 Buildings must be sited to be compatible with the vegetated landscape character of the area , having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, bulk and form of proposed buildings

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

MEA-S14.8 Development Standards for Subdivision

MEA-S14.8.1 Lot design

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

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for intended use; and (b) maintains the vegetated landscape character of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 15ha and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clauses MEA-S14.7.1 A1 and 11.4.2 A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clauses MEA-S14.7.1 A1 and 11.4.2 A3; (b) be required for public use by the Crown, a council or a State authority; 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and maintains the vegetated landscape character, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; and (e) the pattern of development existing on established properties in the area, <p>and must be no less than 12ha.</p>

(c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	
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MEA-S14.9 Tables

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

MEA-S15.0 Upper Golden Valley Specific Area Plan

MEA-S15.1 Plan Purpose

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

MEA-S15.1.1 To prohibit direct access to the Highland Lakes Road for additional lots at Upper Golden Valley.

MEA-S15.2 Application of this Plan

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

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

MEA-S15.3 Local Area Objectives

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

MEA-S15.4 Definition of Terms

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

MEA-S15.5 Use Table

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

MEA-S15.6 Use Standards

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

MEA-S15.7 Development Standards for Buildings and Works

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

MEA-S15.8 Development Standards for Subdivision

MEA-S15.8.1 Lot design

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

Objective:	To prohibit direct access to the Highland Lakes Road for additional lots at Upper Golden Valley.	
Acceptable Solutions		Performance Criteria
A1	Subdivision must not require direct access to Highland Lakes Road.	P1 No Performance Criterion.

MEA-S15.9 Tables

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

MEA-S18.0 Travellers Rest Specific Area Plan

MEA-S18.1 Plan Purpose

The purpose of the Travellers Rest Specific Area Plan is:

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

MEA-S18.1.2 To provide for development that is compatible with the landscape values of Travellers Rest.

MEA-S18.1.3 To provide for subdivision for boundary adjustment.

MEA-S18.1.4 To minimise the visual impacts of vegetation clearance and building development on the prominent slopes visible from the Bass Highway and the broader environment through vegetation management and appropriate forms of development.

MEA-S18.1.5 To maintain the visual landscape values of large lot, residential development set amongst mature, native vegetation.

MEA-S18.1.6 To maintain the current lot density and provide for typical residential use and associated development on existing lots.

MEA-S18.2 Application of this Plan

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

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

MEA-S18.3 Local Area Objectives

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

MEA-S18.4 Definition of Terms

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

MEA-S18.5 Use Table

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Residential	If for a: (a) home-based business; or

Use Class	Qualification
	(b) single dwelling.
Utilities	If: (a) for minor utilities; or (b) electricity transmission infrastructure located within an electricity transmission corridor defined in clause C4.3 of the Electricity Transmission Infrastructure Protection Code.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding Boarding or Training	
Emergency Services	
Food Services	If for a gross floor area of not more than 200m ² .
General Retail and Hire	If associated with a Tourist Operation.
Resource Development	If not for intensive animal husbandry or plantation forestry.
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

MEA-S18.6 Use Standards

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

MEA-S18.7 Development Standards for Buildings and Works

MEA-S18.7.1 Site Coverage

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

Objective:	That the site coverage is compatible with the protection, conservation and management of the landscape values of the Travellers Rest area.	
Acceptable Solutions	Performance Criteria	
A1	P1	

<p>Site coverage must be not more than 600m².</p>	<p>Site coverage must be compatible with the landscape values of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) the size and shape of the site; (d) existing buildings and any constraints imposed by existing development; (e) the existing site coverage of buildings in the surrounding area; (f) the need to remove vegetation; (g) any screening provided by existing or proposed vegetation; (h) the location of development in relation to cleared areas; and (i) the location of development in relation to natural hazards.
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MEA-S18.7.2 Building height, siting and exterior finishes

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

<p>Objective:</p>	<p>That building height, siting and exterior finishes :</p> <ul style="list-style-type: none"> (a) is compatible with the existing character and landscape values of the area; (b) does not cause an unreasonable loss of amenity to adjoining properties.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Building height must be not more than 8.5m.</p>	<p>P1 Building height must be compatible with the landscape values and residential amenity of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from roads, public places and adjoining properties; and (e) the landscape values of the surrounding area.
<p>A2 Buildings must have a setback from a frontage not less than 10m.</p>	<p>P2 Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the safety of road users; and (f) the retention of vegetation.

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

MEA-S18.7.3 Landscape protection

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

<p>Objective:</p>	<p>That development is compatible with the landscape values of the site and surrounding area.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Buildings and works, must:</p> <ul style="list-style-type: none"> (a) be located within a building area, shown on a sealed plan; (b) be for electricity transmission infrastructure in an inner protection area, defined in clause C4.3 of the Electricity Transmission Infrastructure Protection Code; or (c) be an alteration or extension to an existing building providing it is not more than the existing building height; and (d) not include cut greater than 3m and fill greater than 1m; and (e) be not less than 50m in elevation below a skyline; (f) limit the clearance of vegetation for habitable buildings, or non-habitable buildings within 6m of a habitable building, to: 	<p>P1.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads, public places and adjoining properties; (f) the extent of vegetation to be removed; (g) any screening provided by existing or proposed vegetation; and

<ul style="list-style-type: none"> (i) Upslope/Cross slope: 15m to woodland + 8m fuel modified zone; (ii) 10-15 degrees downslope: 28m + 13m fuel modified zone; (iii) 15-20 degree downslope 36m to woodland + 15m fuel modified zone; (g) limit the clearance of vegetation for non-habitable buildings to 10m; (h) limit the clearance of vegetation for access to no more than 5m with a vertical clearance of 4m. 	<p>P1.2</p> <p>If the building and works are less than 50m in elevation below a skyline, there are no other suitable building areas on the site.</p>
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MEA-S18.7.4 Electricity transmission development

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

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

MEA-S18.8 Development Standards for Subdivision

MEA-S18.8.1 Lot design

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

Objective:	To provide for subdivision for boundary adjustment.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <ul style="list-style-type: none"> (a) Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (i) be required for public use by the Crown, a council or a State authority; or (ii) be required for the provision of Utilities. 	<p>P1</p> <p>Each lot, or a proposed lot in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant Acceptable Solutions for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; 	

	<ul style="list-style-type: none">(c) the ability to retain vegetation and protect landscape values on each lot;(d) the topography of the site; and(e) the pattern of development existing on established properties in the area, and must not create additional lots.
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MEA-S18.9 Tables

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

MEA-S20.0 Entally Lodge Specific Area Plan

MEA-S20.1 Plan Purpose

The purpose of the Entally Lodge Specific Area Plan is:

MEA-S20.1.1 To provide for diverse housing outcomes that promote Livable Housing.

MEA-S20.1.2 To provide for non-residential use and development that is compatible with higher density residential development.

MEA-S20.1.3 To provide for a landscape recreation corridor in accordance with the layout shown in Figure MEA-S20.1.

MEA-S20.1.4 To coordinate the provision of water and sewer infrastructure for development.

MEA-S20.2 Application of this Plan

MEA-S20.2.1 The specific area plan applies to the area of land designated as MEA-S20.0 Entally Lodge Specific Area Plan on the overlay maps and in Figure S20.1.

MEA-S20.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the General Residential Zone and the Parking and Sustainable Transport Code, as specified in the relevant provision.

MEA-S20.3 Local Area Objectives

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

MEA-S20.4 Definition of Terms

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

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

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

	<p>(b) Entrance to dwellings:</p> <ul style="list-style-type: none"> (i) door has a clear opening of 820mm; (ii) is step free or a step ramp less than 190mm in height, minimum 1:10 gradient, minimum 1.9m long with landings to either side; (iii) is under cover for a length of 1.2m; (iv) has a landing with a minimum 1.1m width and a minimum 1.2m length; <p>(c) Internal Layout:</p> <ul style="list-style-type: none"> (i) is on one level (transition tolerance of 5mm); (ii) doors have a clear opening of 820mm; (iii) corridors have a clear width of 1m; <p>(d) Toilet:²</p> <ul style="list-style-type: none"> (i) minimum 1.4m clear space from encroachments, walls or door swing (may include removable fixtures) on two sides; (ii) grabrail installation enabled; <p>(e) Shower:</p> <ul style="list-style-type: none"> (i) slip resistant surface; (ii) is hob-less or step free; (iii) may include removable fixtures (iv) Kitchen and Laundry (v) Minimum 1.2m clearances
shared water and sewer infrastructure	means water and sewer infrastructure that is required to be upgraded to accommodate development and which will also provide infrastructure capacity to more than one landowner.

MEA-S20.5 Use Table

MEA-S20.5.1 Use Table.

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

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for multiple dwelling, communal dwelling or assisted housing and 50% of the development is for livable housing.

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

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

MEA-S20.6 Use Standards

MEA-S20.6.1 Discretionary Uses

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

Objective	That Discretionary uses are integrated in a manner that does not compromise the amenity of higher density housing for livable housing, assisted housing and communal dwellings.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Discretionary uses must: (a) be located to protect the privacy of livable housing, assisted housing and communal dwellings; and	

	(b) be of a scale that is compatible with, and supports, the priority use of the site for livable housing.
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MEA-S20.7 Development Standards for Buildings and Works

MEA-S20.7.1 Development plan

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

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

MEA-S20.7.2 Density

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

Objective	That the density of dwellings: <ul style="list-style-type: none"> (a) makes efficient use of land for diverse types of housing; and (b) provides amenity for the differing needs of residents. 	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwellings, communal dwellings or assisted housing must have a site area per dwelling: <ul style="list-style-type: none"> (a) not less than 225m² for livable housing; or (b) not less than 325m². 	P1 Density of residential development makes efficient use of land for diverse types of housing and amenity of residents, having regard to: <ul style="list-style-type: none"> (a) topographical constraints; (b) infrastructure and servicing; (c) proposed and future pedestrian access and mobility through the site and to public 	

	<p>transport;</p> <p>(d) vehicular access through the site;</p> <p>(e) vehicle parking for residents and visiting services;</p> <p>(f) any particular needs of residents; and</p> <p>(g) the provision of private open space or common open space.</p>
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MEA-S20.7.3 Site Coverage

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

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

MEA-S20.7.4 Private Open Space

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

Objective	To provide private open space: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs particular to residents; and (b) that has reasonable access to sunlight. 	
Acceptable Solutions	Performance Criteria	

<p>A1.1</p> <p>A multiple dwelling, communal dwelling or assisted housing for livable housing must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location; (b) has an area not less than 24m²; (c) has a minimum dimension of 4m; (d) is level; and (e) receives sunlight to 50% of the area for 3 hours between 9.00am and 3.00pm on the 21st June, or <p>A1.2</p> <p>Dwellings must have private open space that:</p> <ul style="list-style-type: none"> (a) has a total area of not less than 60m² associated with each dwelling of which 24m² is in one location; (b) has a minimum dimension of 4m; (c) has a gradient not steeper than 1:10; and (d) provides for sunlight: <ul style="list-style-type: none"> (i) to 50% of the area for 3 hours between 9.00am and 3.00pm on the 21st June, or (ii) where a dwelling (excluding an outbuilding with a building height not more than 2.4m or protrusions that extend not more than 0.9m horizontally from the multiple dwelling) is located to the north of the private open space of another dwelling on the same site, the dwelling is contained within a line projecting: <ul style="list-style-type: none"> a. at a distance of 3m from the northern edge of the private open space, and b. vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. <p>(see Figure 8.4 of 8.4.4)</p>	<p>P1</p> <p>Dwellings must have private open space that is capable of serving as an extension of the dwelling for outdoor relaxation, having regard to:</p> <ul style="list-style-type: none"> (a) reasonable recreation or domestic needs of the residents; and (b) access to common open space that provides for outdoor activities; and (c) has reasonable access to sunlight.
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MEA-S20.7.5 Car parking

This clause is in addition to C 2..0 Parking and Sustainable Transport Code.

Objective:	To provide car parking appropriate to the needs of residents of livable housing.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Car parking for Livable Housing must provide a minimum of one car parking space adjacent to each dwelling:</p> <p>(a) with dimensions not less than 3.2m width and a 5.4m length;</p> <p>(b) with a gradient not steeper than 1:33; and</p> <p>(c) treated in a slip resistant surface.</p>	<p>P1</p> <p>No Performance Criterion.</p>
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MEA-S20.7.6 Infrastructure Contribution

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

<p>Objective:</p>	<p>To provide for a Part 5 agreement, prior to the development of land, to ensure that developer contributions are made towards the establishment costs of shared water and sewer infrastructure.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Where development relies on shared water and sewer infrastructure, an agreement pursuant to Part 5 – section 71 of the Act is entered into and registered on the title, providing for the schedule of costs and developer contribution toward shared water and sewer infrastructure.</p>	<p>P1</p> <p>No Performance Criterion.</p>

MEA-S20.8 Development Standards for Subdivision

MEA-S20.8.1 Infrastructure Contribution

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

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

MEA-S20.8.2 Lot Design

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

Objective:	That subdivision provides for a mix of housing types to enable higher density development of multiple dwellings, communal dwellings or assisted housing.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use and provide for an arrangement that facilitates a mix of housing types, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) access and vehicular manoeuvrability and parking; (c) internal pedestrian mobility through the site to resident services and facilities for existing or future development; and (d) the location of any common open space, and have an area of not less than 450m². 	

Figure MEA-S20.1 - Plan

