

Northern Midlands draft Local Provisions Schedule

- minimise numbering and typographical errors and be consistent with the conventions set out in the Commission practice notes;
- contain zone and overlay maps that reflect current cadastral parcel boundaries, and the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark on theLIST, and any areas described by section 35J(2) of the Act; and,
- be free from technical anomalies such as gaps and overlaps and be provided in a form suitable for being made under section 35L of the Act and inclusion in an electronic database.

**Commission decision**

359. Modification:

- Revise the draft LPS written document to include the technical modifications identified in Annexure A of Attachment 2 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.
- Revise the draft LPS zone and overlay maps to:
  - (a) fill any unzoned gaps in the zoning layer;
  - (b) remove any overlaps between adjoining zones;
  - (c) apply the schema set out in Appendix B of Practice Note 7 to each relevant GIS dataset;
  - (d) some overlays supplied by theLIST have been modified since the original versions were published on LISTmap (e.g. the Electricity Transmission Infrastructure Protection overlay). Make sure to use the most recent version available;
  - (e) remove any overlaps between features in the same overlay layer that have different categories (excluding for transitioning local area objectives of SAPs and PPZs), such as: coastal inundation investigation areas and low coastal inundation hazard band;
  - (f) aggregate adjoining zone or overlay polygons sharing the same category, such as: zone type, landslip hazard band, and aggregate adjoining overlay polygons that have no required category, such as priority vegetation area;
  - (g) align the boundaries of zones and parcel dependant overlays with parcel boundaries, based on the most recent version of the parcels dataset available from theLIST;
  - (h) remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark map on theLIST, and any areas described by section 35J(2) of the Act; and
  - (i) present all GIS data in the recommended Geodatabase format provided to council by the Commission.

360. Reason: To make modifications of a 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 and to be consistent with the Minister's declaration under Schedule 6, clauses 8 and 8A(1) of the Act.

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**Attachments**

1. Attachment 1 – List of Representations
2. Attachment 2 – Notice under section 35K(1)(a) to modify draft LPS
3. Attachment 2, Annexure A – Modifications to Northern Midlands draft LPS written document
4. Attachment 3 – Notice under section 35KB to prepare and submit an amendment of the LPS after the LPS comes into effect

## Attachment 1

### List of Representations

No	Name
1.	Department of Natural Resources and Environment Tasmania
2.	ERA Planning and Environment for Northern Midlands Council
3.	Peter Dixon
4.	Frazer Read for Finney Funerals
5.	Stewart McGee
6.	Forico Pty Ltd
7.	Poatina Village Body Corporate and Fusion Australia
8.	Hydro Tasmania
9.	John Thompson
10.	Town Planning Solutions for Andrew and Meredith Meeves
11.	Department of State Growth
12.	Bush Heritage Australia
13.	Plan Place for Leigh and Aleisha Barrett
14.	Tasmanian Land Conservancy
15.	FJA Solutions for Robert Harrison and Mrs. Harrison
16.	Launceston Airport
17.	Woolcott Surveys for Bruce and John Pitt
18.	TasNetworks
19.	Erin Eiffe
20.	Friends of the Great Western Tiers
21.	Rebecca Green and Associates for David Cordell and Dimity Calvert
22.	Kaylene Challis
23.	Occupier of 861 Hobart Road, Breadalbane
24.	Patricia Newlands
25.	Patricia
26.	P Rae 3 Raeburn Road, Breadalbane
27.	Paul and Leonie Westgarth
28.	Occupier of 3 Raeburn Road, Breadalbane
29.	Paul and Leonie Westgarth
30.	James Smith

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31. Michael Challis
32. Quenton and Christine Higgs
33. John Hatzinicolaou and Darren Plunkett
34. Garry and Marie Stannus
35. Lothar and Judith Reiner
36. TasRail
37. Herbert and Sally Staubmann
38. Heath Clayton
39. Mary-Jane Wright
40. Tasmanian Heritage Council
41. Roslyn Ives
42. John Thompson for Conservation Landholders Tasmania
43. TasWater
44. Kay Thompson
45. Tree Alliance Penny Wells
46. Terra Firma Town Planning for Carlton and Peter Dixon
47. Brian and Faye Longley
48. Ivan Badcock
49. Hugh Mackinnon

## Attachment 2

***Land Use Planning and Approvals Act 1993*****Notice to modify under sections 35K(1)(a)****Northern Midlands Draft Local Provisions Schedule**

4 October 2022

The Tasmanian Planning Commission (the Commission) directs that the Northern Midlands planning authority modify the Northern Midlands draft Local Provisions Schedule (draft LPS) in accordance with the following:

**1.0 Specific Area Plan**

- 1.1 Revise the draft LPS written document by inserting Resource Processing in the Use Table at clause NOR-S1.5.2 - Area 2 of NOR-S1.0 Translink Specific Area Plan as a Discretionary use after Manufacturing and Processing with the qualification 'if at 13 Richard Street, Western Junction folio of the Register 129904/5' as shown in Annexure A.

Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-01-2021 to the Northern Midlands Interim Planning Scheme 2013.

- 1.2 Revise the draft LPS written document by inserting Storage in the Use Table at clause NOR-S1.5.2 - Area 6 of NOR-S1.0 Translink Specific Area Plan as a Discretionary use after General Retail and Hire with the qualification 'if at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, or 2 Translink Avenue folio of the Register 50770/3 as shown in Annexure A.

Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2021 to the Northern Midlands Interim Planning Scheme 2013.

- 1.3 Revise the draft LPS written document by amending NOR-S1.7.3 A1 to read 'within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures' as shown in Annexure A.

Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2021 to the Northern Midlands Interim Planning Scheme 2013.

**2.0 Zone maps and overlays**

No.	Description	Direction and Reason
2.1	87, 89, 91, 93, 95 and 97 Bulwer Street, Longford	Revise the zoning of 87, 89, 91, 93, 95 and 97 Bulwer Street, Longford (folios of the Register 183271/1, 183271/2, 183271/3, 183271/4, 183271/5, 183271/6, 301183271/6) to General Residential.  Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.

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		Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2019 to the Northern Midlands Interim Planning Scheme 2013.
2.2	74A, 74B, 74C, 74D and 24A Marlborough Street, and Marlborough Street, Longford	<p>Revise the zoning of 74A, 74B, 74C, 74D and 24A Marlborough Street, and Marlborough Street, Longford (folios of the Register 181488/2, 181488/3, 181488/4, 181488/5, 181488/6 and 181488/7) to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-06-2019 to the Northern Midlands Interim Planning Scheme 2013.</p>
2.3	41-43 Wellington Street, Longford	<p>Revise the zoning of 41-43 Wellington Street, Longford (folio of the Register 159522/1) to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-01-2020 to the Northern Midlands Interim Planning Scheme 2013.</p>
2.4	21 Napoleon Street, Perth	<p>Revise the zoning of 21 Napoleon Street, Perth (folio of the Register 240512/1), to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2020 to the Northern Midlands Interim Planning Scheme 2013.</p>
2.5	101 Pateena Road, Travellers Rest	<p>Revise the zoning of 101 Pateena Road, Travellers Rest (folio of the register 122299/6) to Rural Living D apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model.</p> <p>Reason: To ensure the draft LPS meets the requirements of section 34(2)(g) of the Act and the technical requirements of Practice Note 7, and to apply the Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
2.6	86 Burghley Street, Longford	<p>Revise the zoning of 86 Burghley Street, Longford folios of the Register 115134/1, 115134/2, 115134/4, 115134/5, 115134/6, 115134/7, 115134/8 and 115134/9 to Rural.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p>

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		Reason: To apply the Rural Zone consistent with Guideline No. 1.
2.7	Private Timber Reserves	<p>Apply the Rural Zone to the following properties:</p> <ol style="list-style-type: none"> <li>1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;</li> <li>2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;</li> <li>3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);</li> <li>4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);</li> <li>5. Hayes Road, Blessington folio of the Register 226558/1;</li> <li>6. English Town Road, Deddington, folio of the Register 120555/1;</li> <li>7. English Town Road, Deddington, folio of the Register 200870/1;</li> <li>8. English Town Road, Deddington, folio of the Register 40675/1;</li> <li>9. English Town Road, Deddington, folio of the Register 120149/1;</li> <li>10. Storys Creek Road, Rossarden, folio of the Register 246874/1;</li> <li>11. Storys Creek Road, Rossarden, folio of the Register 224044/1;</li> <li>12. Storys Creek Road, Rossarden, folio of the Register 224043/1;</li> <li>13. Storys Creek Road, Rossarden, folio of the Register 224045/1;</li> <li>14. Storys Creek Road, Rossarden, folio of the Register 224042/1;</li> <li>15. Storys Creek Road, Rossarden, folio of the Register 224041/1;</li> <li>16. Storys Creek Road, Rossarden, folio of the Register 224040/1;</li> <li>17. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;</li> <li>18. Merrywood Road, Royal George folio of the Register 239075/1; and</li> <li>19. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.</li> </ol> <p>Apply the Priority Vegetation Area overlay to the following properties:</p> <ol style="list-style-type: none"> <li>1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;</li> <li>2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;</li> </ol>

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		<ol style="list-style-type: none"> <li>3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);</li> <li>4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);</li> <li>5. Hayes Road, Blessington folio of the Register 226558/1;</li> <li>6. English Town Road, Deddington, folio of the Register 120555/1;</li> <li>7. English Town Road, Deddington, folio of the Register 40675/1;</li> <li>8. English Town Road, Deddington, folio of the Register 120149/1;</li> <li>9. Storys Creek Road, Rossarden, folio of the Register 246874/1;</li> <li>10. Storys Creek Road, Rossarden, folio of the Register 224044/1;</li> <li>11. Storys Creek Road, Rossarden, folio of the Register 224043/1;</li> <li>12. Storys Creek Road, Rossarden, folio of the Register 224045/1;</li> <li>13. Storys Creek Road, Rossarden, folio of the Register 224042/1;</li> <li>14. Storys Creek Road, Rossarden, folio of the Register 224041/1;</li> <li>15. Storys Creek Road, Rossarden, folio of the Register 224040/1;</li> <li>16. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;</li> <li>17. Merrywood Road, Royal George folio of the Register 239075/1; and</li> <li>18. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.</li> </ol> <p>Reason: To apply the Rural Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
2.8	Liffey, Blackwood Creek, Poatina and Cressy	<p>Revise the zoning of the following properties to Landscape Conservation and apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model:</p> <ol style="list-style-type: none"> <li>a. 1827 Liffey Road, Liffey (folio of the Register 45838/1);</li> <li>b. 202 Jones Road, Liffey (folio of the Register 250902/1);</li> <li>c. Gulf Road Liffey (folios of the Register 115193/1, 115192/2 and 128705/1);</li> <li>d. 240 Jones Road, Liffey (folios of the Register 23577/1 and 209745/1); and</li> <li>e. 111 Gulf Road, Liffey (folio of the Register 204354/1).</li> </ol>



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		<p>f. 307 Gulf Road, Liffey (folio of the Register 200276/1);</p> <p>g. Gulf Road Liffey, (folio of the Register 246184/2);</p> <p>h. 1777 Liffey Road, Liffey (folio of the Register 209589/1);</p> <p>i. Smiths Road, Blackwood Creek (folio of the Register 222752/1);</p> <p>j. 73 Lawrences Road, Blackwood Creek (folio of the Register 216245/1);</p> <p>k. Boons Road, Blackwood Creek (folio of the Register 213781/1);</p> <p>l. Hop Valley Road, Blackwood Creek (folio of the Register 157965/1);</p> <p>m. Poatina Road, Poatina (folio of the Register 204293/1);</p> <p>n. 4792 Poatina Road, Cressy (folio of the Register 214285/1);</p> <p>o. Poatina Road, Cressy (folio of the Register 54087/1);</p> <p>p. Lake River Road, Cressy (folio of the Register 227118/1); and</p> <p>q. those parts of reserved roads dissecting the above properties.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Ensure that split-zoning annotations are applied in accordance with Practice Note 7.</p> <p>Reason: To apply the Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
2.9	311 Evandale Road, Western Junction and Evandale Road, Western Junction	<p>Revise the zoning, by removing the Utilities Zone from 311 Evandale Road, Western Junction (folios of the Register 31731/1, 80983/1, 80983/3, 80983/4 and 128763/1) and Evandale Road, Western Junction (folio of the Register 225834/1) so that the land is unzoned.</p> <p>Reason: To align the draft LPS with the requirements of the <i>Airports Act 1996</i> (cth).</p>
2.10	Poatina	<p>Revise the zoning of that part of Poatina Road, Poatina (folio of the Register 100739/1), and the land adjacent to the southwest owner by Hydro Tasmania that is identified in the Hydro Tasmania submission dated 1 June 2022 to Utilities and remove the Scenic Protection Area overlay.</p> <p>Revise the zoning of the Poatina tailrace (folios of the Register 53397/9, 150837/1, 137226/1, 137226/2, 137226/3, and General Law deeds 34/6257 and 34/6258) to Utilities and remove the Scenic Protection Area overlay.</p>

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		<i>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</i>
2.11	Poatina, Avoca and Campbell Town	<p>Revise the zoning of Lake Leake Road, Campbell Town (folio of the Register 18951/1) and Storys Creek Road, Avoca (folio of the Register 182429/1) to Utilities.</p> <p>Revise the zoning of that part of Poatina Road, Poatina (folio of the Register 100739/1) identified with a 20m radius circle around the centre of the communications site as identified in the TasNetworks submission dated 9 June 2022 to Utilities and remove the Priority Vegetation Area and Scenic Protection Area overlays.</p> <p><i>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</i></p>
2.12	State Road Casement	<p>Revise the zoning of the following properties to Utilities:</p> <ul style="list-style-type: none"> <li>a. Midland Highway, Perth (folios of the Register 171693/2 and 171693/15);</li> <li>b. Midland Highway, Perth to Leighlands Road, Evandale (folios of the Register 180865/1 (Road));</li> <li>c. Midland Highway, Powranna (folios of the Register 173223/8, 173223/9, 173223/10);</li> <li>d. Midland Highway, Epping Forest (folios of the Register 173222/1, 173222/2, 173222/3, 173222/4, 173222/5, 173222/6);</li> <li>e. Midland Highway and Ashby Road, Ross (folio of the Register 46763/1);</li> <li>f. Ashby Road, Ross (folio of the Register 46763/3);</li> <li>g. Midland Highway and Ashby Road, Ross (folio of the Register 46763/4);</li> <li>h. that part of the land at 16735 Midland Highway, Breadalbane (folio of the Register 30143/1) that is identified in the Department of State Growth submission dated 3 June 2022;</li> <li>i. that part of the land bound by Eskleigh Road, Perth (folio of the Register 114189/1) that is identified in the Department of State Growth submission dated 3 June 2022; and</li> <li>j. that part of land not identifiable by reference to folio of the Register and that is identified in the Department of State Growth submission dated 3 June 2022.</li> </ul> <p>Ensure that split-zoning annotations are applied in accordance with Practice Note 7.</p> <p><i>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</i></p>

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2.13	Wellington Street, Longford (folios of the Register 137399/1 and 136913/1)	Revise the zoning of Wellington Street, Longford (folios of the Register 137399/1 and 136913/1) to Utilities.  Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1
2.14	Drummond Street, Perth folio of the Register 173776/1	Revise the zoning of that part of Drummond Street, Perth folio of the Register 173776/1 located to the east of the Midland Highway, Perth to Future Urban.  Revise those parts of reserved roads adjacent to the above properties to the Future Urban Zone.  Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.  <i>Reason: To apply the Future Urban Zone consistent with the purpose of the zone and Guideline No. 1.</i>
2.15	15 Weston Street, Longford	Revise the Attenuation Area overlay by removing the buffer area applied around the Austral Bricks site at 15 Weston Street, Longford (folio of the register 230762/1).  Reason: To ensure the use of attenuation overlays over the generic distances of the table are informed by local circumstances in accordance with the guidelines.

**3.0 Consequential and technical issues**

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;
- (d) reflect the terminology used in the SPPs; and
- (e) provide for necessary permitted alterations to transition provisions for particular purpose zones, specific area plans and site-specific qualifications.

3.2 Revise the draft LPS zone and overlay maps to:

- (a) fill any unzoned gaps in the zoning layer;
- (b) remove any overlaps between adjoining zones;
- (c) apply the schema set out in Appendix B of Practice Note 7 to each relevant GIS dataset;
- (d) some overlays supplied by theLIST have been modified since the original versions were published on LISTmap (e.g. the Electricity Transmission Infrastructure Protection overlay). Make sure to use the most recent version available;
- (e) remove any overlaps between features in the same overlay layer that have different categories (excluding for transitioning local area objectives of SAPs and PPZs), such as: coastal inundation investigation areas and low coastal inundation hazard band;

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- (f) aggregate adjoining zone or overlay polygons sharing the same category, such as: zone type, landslip hazard band, and aggregate adjoining overlay polygons that have no required category, such as priority vegetation area;
- (g) align the boundaries of zones and parcel dependant overlays with parcel boundaries, based on the most recent version of the parcels dataset available from theLIST;
- (h) remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark map on theLIST, and any areas described by section 35J(2) of the Act; and
- (i) present all GIS data in the recommended Geodatabase format provided to council by the Commission.

Reason: To make modifications of a 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 and to be consistent with Guideline No. 1.

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**Annexure A**

**Modifications to Northern Midlands draft LPS written document**

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**Specific Area Plans**

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NOR-S2.0 Campbell Town Specific Area Plan

NOR-S3.0 Cressy Specific Area Plan

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**Appendix A: Local Historic Heritage Code Datasheets**

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## **Northern Midlands Local Provisions Schedule**

### **NOR-Local Provisions Schedule Title**

NOR1.1      This Local Provisions Schedule is called the Northern Midlands Local Provisions Schedule and comprises all the land within the municipal area.

### **NOR Effective Date**

NOR-1.2      The effective date for this Local Provisions Schedule is <insert date>.

### **NOR-Local Area Objectives**

This sub-clause is not used in this Local Provision Schedule.

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**NOR-P1.0 Particular Purpose Zone – Campbell Town Service Station****NOR-P1.1 Zone Purpose**

The purpose of the Particular Purpose Zone – Campbell Town Service Station is:

- NOR-P1.1.1 To provide for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles.
- NOR-P1.1.2 To ensure off-site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any sensitive uses.

**NOR-P1.2 Local Area Objectives**

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

**NOR-P1.3 Definition of Terms**

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

**NOR-P1.4 Use Table**

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Vehicle Fuel Sales and Service	
<b>Discretionary</b>	
Food Services	If associated with Vehicle Fuel Sales and Service use on the same site.
Service Industry	If for a car wash.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	



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**NOR-P1.5 Use Standards**

NOR-P1.5.1      Amenity

Objective:	That uses do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Hours of operation of a use, commercial vehicle movements, and unloading and loading of commercial vehicles for a use must be within the hours of 6.00am to 8.00pm.	<b>P1</b>  Hours of operation of a use, commercial vehicle movements, and unloading and loading of commercial vehicles for a use must not cause an unreasonable loss of potential or actual amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movements;</li> <li>(b) the number and frequency of vehicle movements;</li> <li>(c) the potential for light spill from vehicle headlights;</li> <li>(d) the size of vehicles involved;</li> <li>(e) manoeuvring required by heavy vehicles, including the amount of reversing and associated warning noise;</li> <li>(f) the potential for loss of residential amenity due to noise, and any noise mitigation measures between the vehicle movement areas and the adjoining residential areas; and</li> <li>(g) potential conflicts with other traffic.</li> </ul>
<b>A2</b>  Beyond the zone boundary, noise levels caused by the use must not exceed: <ul style="list-style-type: none"> <li>(a) 50dB(A) between 8.00am and 8.00pm;</li> <li>(b) 40dB(A) at other times; and</li> <li>(c) 5dB (A) above background for intrusive noise.</li> </ul>	<b>P2</b>  Noise must not cause unreasonable loss of potential or actual amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(a) background noise levels;</li> <li>(b) the duration and tonal characteristics of the noise; and</li> <li>(c) time of day.</li> </ul>
<b>A3</b>  External lighting for a use must:	<b>P3</b>  External lighting for a use must not cause an unreasonable loss of potential or actual amenity to adjoining properties, having regard to:

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<p>(a) not operate within the hours of 8.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property.</p>	<p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p><b>A4</b></p> <p>Overlooking of private open space on adjoining properties must not occur.</p>	<p><b>P4</b></p> <p>The use should not cause an unreasonable loss of privacy to the potential or actual private open space of adjoining properties, having regard to:</p> <p>(a) the existing level of privacy;</p> <p>(b) the eye level of the drivers of vehicles visiting the site; and</p> <p>(c) the distance of vehicle manoeuvring areas from the side and rear boundaries.</p>

## NOR-P1.5.2 Pollutants

Objective:	That pollutants caused by the use are contained within the site.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1.1</b></p> <p>The following pollutants caused by the use must be contained within the site:</p> <p>(a) fuels;</p> <p>(b) oils;</p> <p>(c) mud or silt; and</p> <p>(d) chemicals; or</p> <p><b>A1.2</b></p> <p>Any pollutants must be treated in accordance with a trade waste agreement and directed to a sewer.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

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**NOR-P1.6 Development Standards for Buildings and Works**

NOR-P1.6.1 Building height

Objective:	To provide for a building height that: (a) is compatible with the form and scale of residential development; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Building height must be not more than 8.5m.	<b>P1</b>  Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the bulk and form of the building; (b) separation from existing uses on adjoining properties; (c) any buffers created by natural or other features; and (d) the degree of overshadowing and overlooking of adjoining residential properties.

NOR-P1.6.2 Setback

Objective:	That the building setback: (a) provides sufficient area for access and landscaping; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Buildings must have a setback from a frontage of not less than 10m.	<b>P1</b>  Buildings must have a setback from a frontage that provides adequate space for vehicle access, and landscaping, and minimises adverse impact on adjoining residential properties, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; (c) the safety of road users; (d) the amenity of residents; and (e) landscaping to integrate development with the streetscape.

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<p><b>A2</b></p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</li> <li>(b) overlooking and reduction of privacy;</li> <li>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property;</li> <li>(d) the level and effectiveness of physical screening by fences or vegetation;</li> <li>(e) the location and impacts of traffic circulation and the need to locate parking away from residential boundaries; and</li> <li>(f) the location and impacts of illumination of the site.</li> </ul>
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NOR-P1.6.3 Fencing

<p>Objective:</p>	<p>That fencing:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape; and</li> <li>(b) assists with the maintenance of residential amenity to adjoining residential properties.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Fences must be located and designed to prevent:</p> <ul style="list-style-type: none"> <li>(a) the headlights of vehicles using the site being directed into windows of adjacent dwellings; and</li> <li>(b) overlooking of private open spaces of adjacent residential properties.</li> </ul>	<p><b>P1</b></p> <p>Fences must be located and designed to protect residential amenity on adjacent properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) attenuation of noise;</li> <li>(b) potential for light spill;</li> <li>(c) prevention of overlooking;</li> <li>(d) fence height, design, location and extent;</li> <li>(e) the proposed materials and construction;</li> <li>(f) the potential for loss of sunlight to residential buildings or private open space;</li> <li>(g) the potential for visual impact due to appearance of bulk; and</li> </ul>

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	(h) streetscape appearance.
<b>A2</b> Frontage fences with a height greater than 1.2m must be setback from the boundary and integrated with landscaping for the site.	<b>P2</b> Fences at the frontage of a site must not detract from the streetscape or the character of the local area, having regard to the height, apparent scale, proportions, materials, design and colour of the fence.

## NOR-P1.6.4 Landscaping

Objective:	That landscaping: (a) enhances the appearance of the site; and (b) does not detract from the amenity of adjacent residential properties.
Acceptable Solutions	Performance Criteria
<b>A1</b> Along a frontage, landscaping must be provided for a minimum of 30% of the frontage at a minimum width of 3m.	<b>P1</b> Landscaping along a frontage must enhance the appearance of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) the existing vegetation on the site; (e) the type and growth of the proposed vegetation; and (f) the location of parking and access areas.
<b>A2</b> Along a boundary with a residential zone landscaping must: (a) be provided for a depth of not less than 2m; and (b) provide mature species to a height of at least 4m within 50% of the landscaping area.	<b>P2</b> Landscaping along a boundary with a residential zone must not detract from the amenity of adjacent residential properties, and appearance of the site, having regard to: (a) the topography of the site; (b) the existing vegetation on the site; (c) the type and growth of the proposed vegetation; and (d) any proposed screening.

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## NOR-P1.6.5 Stormwater

Objective:	That stormwater from the subject site is directed into a public stormwater system.
Acceptable Solutions	Performance Criteria
<b>A1</b> All stormwater runoff must be captured within the boundaries of the site and directed into a public stormwater system.	<b>P1</b> All stormwater runoff is to be collected and discharged in a manner that does not cause adverse impacts, having regard to: <ul style="list-style-type: none"> <li>(a) the location of the discharge point (if any);</li> <li>(b) the stormwater flow paths both internal and external to the site;</li> <li>(c) the location of building areas within the site;</li> <li>(d) the topography of the site;</li> <li>(e) the characteristics of the site, including rainfall;</li> <li>(f) the development on the site and adjoining land;</li> <li>(g) the potential for contamination; and</li> <li>(h) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.</li> </ul>

## NOR-P1.7 Development Standards for Subdivision

## NOR-P1.7.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) is for the provision of public utilities; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot (other than the balance lot) must be for the provision of public utilities.	<b>P1</b> No Performance Criterion.
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	<b>P2</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

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	<ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and usability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the ability for emergency services to access the site.</li> </ul>
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## NOR-P1.7.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must: <ul style="list-style-type: none"> <li>(a) have a connection to a reticulated sewerage system; or</li> <li>(b) be capable of accommodating an on-site waste water management system.</li> </ul>	<b>P1</b> No Performance Criterion.
<b>A2</b> Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must be capable of connecting to a public stormwater system.	<b>P2</b> No Performance Criterion.
<b>A3</b> Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must be capable of connecting to a public reticulated water system.	<b>P3</b> No Performance Criterion.

## NOR-P1.8 Tables

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

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**NOR-P2.0 Particular Purpose Zone – Epping Forest Service Station****NOR-P2.1 Zone Purpose**

The purpose of the Particular Purpose Zone – Epping Forest Service Station is:

NOR-P2.1.1 To provide for vehicle fuel sales and limited associated uses.

NOR-P2.1.2 To minimise unreasonable impact on the amenity of adjacent sensitive uses.

**NOR-P2.2 Local Area Objectives**

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

**NOR-P2.3 Definition of Terms**

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

**NOR-P2.4 Use Table**

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Vehicle Fuel Sales and Service	
<b>Discretionary</b>	
Food Services	If associated with Vehicle Fuel Sales and Service use on the same site.
Service Industry	If for a car wash.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	



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**NOR-P2.5 Use Standards**

## NOR-P2.5.1 Amenity

Objective:	That uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.
Acceptable Solutions	Performance Criteria
<b>A1</b> Hours of operation of a use, excluding minor Utilities and Vehicle Fuel Sales and Service, must be within the hours of: <ul style="list-style-type: none"> <li>(a) 7.00am to 9.00pm Monday to Saturday; and</li> <li>(b) 8.00am to 6.00pm Sunday and public holidays.</li> </ul>	<b>P1</b> Hours of operation of use, excluding minor Utilities and Vehicle Fuel Sales and Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movement; and</li> <li>(b) noise, lighting or other emissions.</li> </ul>
<b>A2</b> External lighting for a use, must: <ul style="list-style-type: none"> <li>(a) not operate within the hours of 9.00pm to 7.00am, excluding any security lighting; and</li> <li>(b) if for security lighting, be baffled so that it does not cause emission of light onto an adjacent property.</li> </ul>	<b>P2</b> External lighting for a use, used on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the number of proposed light sources and their intensity;</li> <li>(b) the location of the proposed light sources;</li> <li>(c) the topography of the site;</li> <li>(d) the degree of screening between the light source and the sensitive use; and</li> <li>(e) existing light sources.</li> </ul>

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**NOR-P2.6 Development Standards for Buildings and Works**

## NOR-P2.6.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjacent properties.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Building height must be not more than 8.5m.	<b>P1</b>  Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjacent properties, having regard to:  (a) the bulk and form of the building;  (b) separation from existing uses on adjacent properties;  (c) any buffers created by natural or other features; and  (d) the degree of overshadowing and overlooking of adjacent sensitive uses.

## NOR-P2.6.2 Setbacks

Objective:	That building setbacks: (a) are appropriate for the site; and (b) do not cause an unreasonable loss of amenity to adjacent sensitive uses.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Buildings must have a setback from a frontage of not less than 10m.	<b>P1</b>  Buildings must have a setback from a frontage that provides adequate space for vehicle access and landscaping, and does not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:  (a) the topography of the site;  (b) the setback of buildings on adjacent properties;  (c) the safety of road users; and  (d) the provision of landscaping along the frontage of the site.

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<p><b>A2</b></p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p><b>P2</b></p> <p>Buildings must be sited so there is no unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the degree of overshadowing and overlooking of adjacent sensitive uses;</li> <li>(b) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from adjacent sensitive uses;</li> <li>(c) the level and effectiveness of physical screening by fences or vegetation; and</li> <li>(d) the location of traffic circulation and parking in relation to adjacent sensitive uses.</li> </ul>
<p><b>A3</b></p> <p>Air conditioning, air extraction vents, self-bunded fuel tanks, pumping, heating or refrigeration systems, compressors or generators must have a setback from a sensitive use of not less than 40m.<sup>1</sup></p>	<p><b>P3</b></p> <p>Air conditioning, air extraction vents, self-bunded fuel tanks, pumping, heating or refrigeration systems, compressors or generators within 40m of a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of any emissions generated;</li> <li>(b) the nature of the proposed use;</li> <li>(c) the topography of the site and location of adjacent sensitive uses; and</li> <li>(d) any mitigation measures proposed.</li> </ul>

NOR-P2.6.3 Fencing

Objective:	That fencing does not result in unreasonable loss of amenity to adjacent sensitive uses.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Fences must be solid and no less than 1.8m and not more than a height of 2.1m above existing natural ground level.</p>	<p><b>P1</b></p> <p>Fences must be located and designed so as not to cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) attenuation of noise;</li> </ul>

<sup>1</sup> An exemption for air conditioners and heat pumps applies in this zone – see Table 4.6.

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	<ul style="list-style-type: none"> <li>(b) potential for light spill, including lights from vehicles using the site;</li> <li>(c) prevention of overlooking;</li> <li>(d) the height, design, location and extent of the fence; and</li> <li>(e) overlooking of private open spaces of adjacent residential properties</li> <li>(f) the proposed materials and construction and bulk;</li> <li>(g) the potential for loss of sunlight; and</li> <li>(h) the streetscape.</li> </ul>
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NOR-P2.6.4 Landscaping

Objective:	<p>That landscaping:</p> <ul style="list-style-type: none"> <li>(a) enhances the appearance of the site; and</li> <li>(b) does not result in unreasonable loss of amenity to adjacent sensitive uses.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Landscaping treatment to a depth of 3m must be provided along a boundary within 40m of an adjacent dwelling, excluding areas required for vehicle access and other services.</p> <p><b>A1.2</b></p> <p>Landscaping treatment must have a minimum of 50% of the landscaped area made up of species that are known to grow to a mature height of at least 4m.</p>	<p><b>P1</b></p> <p>Landscaping treatment does not result in an unreasonable loss amenity to adjacent sensitive uses and enhances the appearance of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) any existing vegetation on the site;</li> <li>(c) the type, growth, and mature height of the proposed vegetation; and</li> <li>(d) any hard screening proposed.</li> </ul>

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## NOR-P2.6.5 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.
Acceptable Solutions	Performance Criteria
<b>A1</b> Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	<b>P1</b> Outdoor storage areas, excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to: <ul style="list-style-type: none"> <li>(a) visual impact on adjacent sensitive uses,</li> <li>(b) the nature of the use;</li> <li>(c) the type of goods, materials or waste to be stored;</li> <li>(d) the topography of the site; and</li> <li>(e) any screening proposed.</li> </ul>

**NOR-P2.7 Development Standards for Subdivision**

## NOR-P2.7.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) is for public use by the Crown, a council or a State authority or for the provision of public utilities; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</li> </ul>	<b>P1</b> No Performance Criterion.

**NOR-P2.8 Tables**

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

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## **NOR-S1.0 Translink Specific Area Plan**

### **NOR-S1.1 Plan Purpose**

The purpose of the Translink Specific Area Plan is:

- NOR-S1.1.1 Provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State, and which would derive a particular benefit from a location having proximity to Launceston Airport, access to the State's road and rail network or links to the port of Bell Bay.
- NOR-S1.1.2 Cater primarily for storage, transport and industrial uses.
- NOR-S1.1.3 Provide for a limited range of retail or other activity, which supports storage, transport and industrial uses.
- NOR-S1.1.4 Provide for a limited range of retail or other activity, which can demonstrate that the location offers a particular strategic advantage.
- NOR-S1.1.5 Provide an area within which business-support facilities for the Translink Industrial Zone and Airport operations can locate.
- NOR-S1.1.6 Provide opportunities for the development of accommodation adjacent to and serving the Airport.
- NOR-S1.1.7 Provide detailed guidance on use and development within the General Industrial Zone at Translink, particular to the unique characteristics of the area.

### **NOR-S1.2 Application of this Plan**

- NOR-S1.2.1 The specific area plan applies to the area of land designated as NOR-S1.0 Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.2 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:
  - (a) General Industrial Zone;
  - (b) Agriculture Zone;
  - (c) Parking and Sustainable Transport Code; and
  - (d) Safeguarding Airports Code,
 as specified in the relevant provisions.

### **NOR-S1.3 Local Area Objectives**

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

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**NOR-S1.4 Definition of Terms**

Term	Definition
curtilage	means the area of land occupied by development including its yard, outbuildings, car parking, driveways, storage areas, landscaping, wastewater disposal areas and land maintained for natural hazard protection.

**NOR-S1.5 Use Table**

NOR-S1.5.1 - Area 1 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone - clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Research and Development	
Service Industry	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
<b>Discretionary</b>	
Bulky Goods Sales	If for a showroom with a gross floor area of not more than 200m <sup>2</sup> .
Emergency Services	
Manufacturing and Processing	
Resource Processing	
Storage	If for a liquid fuel depot or solid fuel depot.

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Use Class	Qualification
<b>Prohibited</b>	
All other uses	

NOR-S1.5.2 - Area 2 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport Depot and Distribution	If not for a passenger transport terminal.
Vehicle Parking	
<b>Discretionary</b>	
Bulky Goods Sales	If for: <ul style="list-style-type: none"> <li>(a) a showroom; or</li> <li>(b) motor vehicle, boat or caravan sales.</li> </ul>
Business and Professional Services	If for an office.
Emergency Services	
Food Services	If for existing.
Manufacturing and Processing	
Resource Processing	If at 13 Richard Street, Western Junction folio of the Register 129904/5.
Transport Depot and Distribution	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	



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## NOR-S1.5.3 - Area 3 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport Depot and Distribution	
<b>Discretionary</b>	
Manufacturing and Processing	
Research and Development	
Resource Processing	
Storage	If not listed as Permitted.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

## NOR-S1.5.4 - Area 4 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Bulky Goods Sales	If for existing motor vehicle, boat, or caravan sales.
Business and Professional Services	If for an office.
Community Meeting and Entertainment	
Food Services	If for a restaurant.

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Use Class	Qualification
Residential	If for a home-based business.
Visitor Accommodation	If not for a motel.
<b>Discretionary</b>	
Food Services	If for a takeaway shop and not listed as Permitted.
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .
Transport Depot and Distribution	If for a passenger transport depot.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	If for a service station.
Visitor Accommodation	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.5 - Area 5 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home-based business.
<b>Discretionary</b>	
Business and Professional Services	If for an office.
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	If for a restaurant.
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .

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Use Class	Qualification
Hotel Industry	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor accommodation	If for: <ul style="list-style-type: none"> <li>(a) a holiday unit; or</li> <li>(b) a motel.</li> </ul>
<b>Prohibited</b>	
All other uses	

NOR-S1.5.6 - Area 6 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Food Services	If for: <ul style="list-style-type: none"> <li>(a) a restaurant; or</li> <li>(b) a takeaway shop.</li> </ul>
Hotel Industry	
Utilities	If not listed as No Permit Required.
Vehicle fuel sales and service	If for a service station.
<b>Discretionary</b>	
Bulky Goods Sales	If for a showroom.
Business and Professional Services	If for an office.
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .

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Storage	If at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, or 2 Translink Avenue folio of the Register 50770/3.
Visitor Accommodation	If for a motel.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.7 - Area 7 (refer to Figure NOR-S1.2.1)

This clause is in substitution for Agriculture Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	<p>If:</p> <ul style="list-style-type: none"> <li>(a) not for plantation forestry on prime agricultural land;</li> <li>(b) not for controlled environment agriculture on prime agricultural land;</li> <li>(c) not for intensive animal husbandry on prime agricultural land;</li> <li>(d) not for a dwelling; or</li> <li>(e) not for forestry or plantation forestry on non-prime agricultural land.</li> </ul>
Utilities	If for existing uses and the curtilage does not increase by more than 30% as at the effective date and not located on prime agricultural land.
<b>Permitted</b>	
Business and Professional Services	If for a veterinary centre or similar specialist animal breeding or care services.
Domestic Animal Breeding, Boarding or Training	If not on prime agricultural land.
Community Meeting and Entertainment	If for existing premises used for public purposes.
Crematoria and Cemeteries	If for crematoria and not on prime agricultural land.
Extractive Industries	<p>If:</p> <ul style="list-style-type: none"> <li>(a) not located on prime agricultural land; or</li> </ul>

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	(b) not for a level 2 activity.
Food Services	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
<b>Use Class</b>	<b>Qualification</b>
Hotel Industry	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
Residential	If for existing uses or home-based business in an existing dwelling.
Resource Development	If: <ul style="list-style-type: none"> <li>(a) not for plantation forestry on prime agricultural land;</li> <li>(b) not for controlled environment agriculture on prime agricultural land; or</li> <li>(c) not for animal husbandry on prime agricultural land; and</li> <li>(d) not listed as No Permit Required.</li> </ul>
Resource Processing	If directly associated with produce from the subject site.
Sports and Recreation	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
Visitor Accommodation	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
<b>Discretionary</b>	
Bulky Goods Sales	If for rural supplies, landscape supplies and timber yard.
Business and Professional Services	If not listed as No Permit Required.
Educational and Occasional Care	If providing education services for the Resource Development use class.
Emergency Services	
Equipment and Machinery Sales and Hire	
Extractive Industries	If not listed as Permitted.
Food Services	If not listed as Permitted.
General Retail and Hire	
Hotel Industry	If: <ul style="list-style-type: none"> <li>(a) for cellar door sales, micro-breweries or micro distilleries; and</li> <li>(b) not listed as Permitted.</li> </ul>
Motor Racing Facility	If not a new facility on prime agricultural land.
Recycling and Waste	

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Disposal	
Research and Development	If directly associated with Resource Development.
Residential	If for single dwelling.
<b>Use Class</b>	<b>Qualification</b>
Resource Development	If not listed as No Permit Required or Permitted.
Resource Processing	If not listed as Permitted.
Service Industry	
Sports and Recreation	If not listed as Permitted.
Tourist Operation	
Transport Depot	
Utilities	If: (a) for existing uses on prime agricultural land; (b) not for existing uses; or (c) the curtilage increases by more than 30% from that existing at 1 June 2013.
Vehicle Fuels Sales and Service	
Visitor Accommodation	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

**NOR-S1.6 Use Standards**

## NOR-S1.6.1 External lighting

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That external lighting does not impact on the operational safety of the Launceston Airport.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.		<b>P1</b> No Performance Criterion.

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## NOR-S1.6.2 Environmental quality

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That development does not: (a) result in environmental harm to the local area; or (b) impact on the operational safety of the Launceston Airport.
Acceptable Solutions	Performance Criteria
<b>A1</b> Emissions must not cause a hazard to the safe operation of Launceston Airport.	<b>P1</b> No Performance Criterion.
<b>A2</b> Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	<b>P2</b> No Performance Criterion.

## NOR-S1.6.3 Residential use

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses, Agriculture Zone – clause 21.3.1 Discretionary uses, and C16.5.1 Sensitive Use within an airport noise exposure area.

Objective:	That airport operations are not adversely affected by residential use.
Acceptable Solutions	Performance Criteria
<b>A1.1</b> Residential use must be incidental to another use on-site; and  <b>A1.2</b> Residential use must be incorporated into the main building; and  <b>A1.3</b> Development for residential use must meet <i>Australian Standard 2021 - 2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> .	<b>P1</b> No Performance Criterion.

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## NOR-S1.6.4 Liquid and solid fuel depot

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That airport operations are not adversely affected by liquid and solid fuel depots.
Acceptable Solutions	Performance Criteria
<b>A1</b>  The applicant must provide advice that the relevant airport safety authority has determined that the use will not pose a threat to the safety and amenity of the airport.	<b>P1</b>  No Performance Criterion.

## NOR-S1.6.5 General retail and hire

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That general retail and hire is of a scale suitable to the area.
Acceptable Solutions	Performance Criteria
<b>A1</b>  The gross floor area must not exceed 250m <sup>2</sup> .	<b>P1</b>  No Performance Criterion.

## NOR-S1.6.6 Car parking numbers

This clause is in substitution for clause C2.5.1 Car Parking Numbers.

Objective:	That adequate on-site parking is provided.
Acceptable Solutions	Performance Criteria
<b>A1</b>  The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> <li>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) it relates to an intensification of an existing use or development or a change of use where:</li> </ul>	<b>P1.1</b>  The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> <li>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(b) the ability of multiple users to share spaces because of:               <ul style="list-style-type: none"> <li>(i) variations in car parking demand over time; or</li> </ul> </li> </ul>



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<p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>(iii) <math>N = A + (C - B)</math> N = Number of on-site car parking spaces required</p> <p>(iv) A = Number of existing on site car parking spaces</p> <p>(v) B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>(vi) C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or</p> <p><b>P1.2</b></p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p> <p><b>P1.3</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), the car parking requirement may be reduced where the discretion involves the protection of the heritage item or the recycling of heritage buildings for new uses and where Council deems that the car parking generated by the use and development can be effectively accommodated in some other way.</p>
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**NOR-S1.7 Development Standards for Buildings and Works****NOR-S1.7.1 Building height**

This clause is in substitution for General Industrial Zone – clause 19.4.1 Building height and Agriculture Zone – clause 21.4.1 Building height and in addition to clause C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	That: (a) the design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting; and (b) the safety of Launceston Airport is protected.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Within Area 1 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P1</b>  The maximum building height must be appropriate to the site, having regard to: (a) the safety of Launceston Airport; and (b) the rural vistas viewed by users of Evandale Main Road.
<b>A2</b>  Within Area 2 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P2</b>  The maximum building height must be appropriate to the site, having regard to: (a) the safety of Launceston Airport; and (b) the rural vistas viewed by users of Evandale Main Road.
<b>A3</b>  Within Area 3 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P3</b>  The maximum building height must be appropriate to the site, having regard to: (a) the safety of Launceston Airport; and (b) the rural vistas viewed by users of Evandale Main Road.
<b>A4</b>  Within Area 4 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P4</b>  The maximum building height must be appropriate to the site, having regard to: (a) the safety of Launceston Airport; (b) the heritage values of the Clairville historic site; and

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	(c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.
<b>A5</b>  Within Area 5 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P5</b>  The maximum building height must be appropriate to the site, having regard to: <ul style="list-style-type: none"> <li>(a) the safety of Launceston Airport;</li> <li>(b) the heritage values of the Clairville historic site; and</li> <li>(c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.</li> </ul>
<b>A6</b>  Within Area 6 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P6</b>  The maximum building height must be appropriate to the site, having regard to: <ul style="list-style-type: none"> <li>(a) the safety of Launceston Airport;</li> <li>(b) the heritage values of the Clairville historic site; and</li> <li>(c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.</li> </ul>

## NOR-S1.7.2 Setback

This clause is in substitution for General Industrial Zone – clause 19.4.2 Setback and Agriculture Zone – clause 21.4.2 Setbacks.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Within Area 1 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: <ul style="list-style-type: none"> <li>(a) 50m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Distributor Road frontage;</li> <li>(c) 10m to an access road frontage;</li> <li>(d) 5m to the side boundary; and</li> <li>(e) 10m to the rear boundary.</li> </ul>	<b>P1</b>  Within Area 1 (refer to Figure NOR-S1.2.1), buildings must be setback from side and rear boundaries to contribute to a park-like setting, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape and orientation of the site;</li> <li>(c) the setback of existing buildings on the site and adjoining properties;</li> <li>(d) the bulk and form of the building;</li> <li>(e) any existing screening or the ability to implement screening;</li> </ul>

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	<p>(f) the operational requirements for the building; and</p> <p>(g) access and manoeuvring for vehicles associated with the use.</p>
<p><b>A2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 30m to the Evandale Main Road frontage;</p> <p>(b) 20m to the Translink Avenue frontage;</p> <p>(c) 10m to an access road frontage;</p> <p>(d) 5m to the side boundary; and</p> <p>(e) 10m to the rear boundary.</p>	<p><b>P2</b></p> <p>The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.</p>
<p><b>A3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 50m to the Evandale Main Road frontage;</p> <p>(b) 10m to an access road frontage;</p> <p>(c) 5m to the side boundary; and</p> <p>(d) 10m to the rear boundary.</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>A4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage;</p> <p>(b) 20m to the Distributor Road frontage;</p> <p>(c) 5m to the side boundary; and</p> <p>(d) 10m to the rear boundary.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
<p><b>A5</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage;</p> <p>(b) 5m to the side boundary; and</p>	<p><b>P5</b></p> <p>No Performance Criterion.</p>

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(c) 10m to the rear boundary.	
<p><b>A6</b></p> <p>Within Area 6 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage;</p> <p>(b) 20m to the Distributor Road frontage;</p> <p>(c) 5m to the side boundary; and</p> <p>(d) 10m to the rear boundary.</p>	<p><b>P6</b></p> <p>For corner sites, one setback may be varied having regard to any existing setbacks on surrounding properties.</p>

## NOR-S1.7.3 Materials and presentation

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	<p>To:</p> <p>(a) achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston; and</p> <p>(b) require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Within Areas 1, 2, 3 and 6 (refer to Figure NOR-S1.2.1), a variety of building forms must be used rather than single monolithic structures.</p>	<p><b>P1</b></p> <p>The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</p>
<p><b>A2</b></p> <p>Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), construction must be of masonry and/or brick.</p>	<p><b>P3</b></p> <p>The amenity and visual quality of the area must not be adversely affected.</p>

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<b>A4</b> Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), developments must be designed and located to minimise visual impact from Evandale Main Road.	<b>P4</b> No Performance Criterion.
<b>A5</b> Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), colours must be muted and in tones compatible with the rural and landscaped setting of the area.	<b>P5</b> No Performance Criterion.

## NOR-S1.7.4 Site coverage

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Site coverage for a site with an area less than 1,500m <sup>2</sup> must be: (a) buildings and covered storage – maximum 50%; and (b) landscaped area – minimum 10%.		<b>P1</b> No Performance Criterion.
<b>A2</b> Site coverage for a site with an area between 1500m <sup>2</sup> – 2000m <sup>2</sup> must be: (a) buildings and covered storage – maximum 55%; and (b) landscaped area – minimum 10%.		<b>P2</b> No Performance Criterion.
<b>A3</b> Site coverage for a site with an area greater than 2000m <sup>2</sup> and less than 5000m <sup>2</sup> must be: (a) buildings and covered storage – maximum 60%; and (b) landscaped area – minimum 10%.		<b>P3</b> No Performance Criterion.

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<p><b>A4</b></p> <p>Site coverage for a site with an area 5000m<sup>2</sup> or greater must be:</p> <p>(a) buildings and covered storage – maximum 65%; and</p> <p>(b) landscaped area – minimum 10%.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
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## NOR-S1.7.5 Open space and landscaping

This clause is in substitution for General Industrial Zone – clause 19.4.3 Landscaping and in addition to Agriculture Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That open space and landscaping form an integral part of developments to: <ul style="list-style-type: none"> <li>(a) facilitate the enhanced appearance of buildings and works;</li> <li>(b) provide screening;</li> <li>(c) separate activities;</li> <li>(d) assist in the control of water run-off and erosion;</li> <li>(e) contribute to a reduction in noise levels; and</li> <li>(f) define roads and provide opportunities for passive recreation.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Within Area 1 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 20m from Evandale Main Road;</p> <p>(b) 7m from the Distributor Road; and</p> <p>(c) 3m from an access road.</p>	<p><b>P1</b></p> <p>The specified depth of a landscaping area between the setback line and a road frontage may be reduced by up to 30%, having regard to:</p> <p>(a) the creation and maintenance of vegetative screening of buildings and works that would otherwise be visible from the adjoining road;</p> <p>(b) the mature height, density, form, hardiness and suitability to the locality of plant species used for landscaping;</p> <p>(c) the height of mounding;</p> <p>(d) the height of buildings and the extent of works;</p> <p>(e) the effect on stormwater management; and</p> <p>(f) the contribution to achieving objectives (a)-(f) above.</p>

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<p><b>A2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road;</li> <li>(b) 7m from the Distributor Road; and</li> <li>(c) 3m from an access road.</li> </ul>	<p><b>P2</b></p> <p>The setback from the Distributor Road may be varied if the setback on adjoining properties is at a setback less than 7m.</p>
<p><b>A3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 20m from Evandale Main Road; and</li> <li>(b) 3m from an access road.</li> </ul>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>A4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road.</li> </ul>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
<p><b>A5</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road.</li> </ul>	<p><b>P5</b></p> <p>No Performance Criterion.</p>
<p><b>A6</b></p> <p>Within Area 6 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road.</li> </ul>	<p><b>P6</b></p> <p>No Performance Criterion.</p>
<p><b>A7</b></p> <p>Within Areas 1, 2, 3, 4, 5, 6 and 7 (refer to Figure NOR-S1.2.1), landscaping must:</p>	<p><b>P7</b></p> <p>No Performance Criterion.</p>



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<p>(a) be provided for development of vacant land or where landscaping has not previously been undertaken; and</p> <p>(b) be provided with an automated watering system.</p>	
<p><b>A8</b></p> <p>Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), landscaping of sites adjacent to Evandale Main Road must incorporate mounding into the landscaping and must conform to a comprehensive landscape plan approved by Council.</p>	<p><b>P8</b></p> <p>Landscaping provides effective screening of buildings and works from Evandale Main Road.</p>

NOR-S1.7.6 Outdoor storage areas

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Storage areas must be at the rear of buildings and/or where they are not visible from any public road. If site constraints or other circumstances exist, Council may require additional landscaping and/or mounding to screen outside storage areas.</p>	<p><b>P1</b></p> <p>If outside storage areas require screening from adjacent roads, suggested methods of screening include a wall, landscaped earth mound or dense screen planting.</p>
<p><b>A2.1</b></p> <p>Outside storage areas must be sealed and drained; or</p> <p><b>A2.2</b></p> <p>Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that will not cause siltation or pollution of any stormwater detention or retention basins.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

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## NOR-S1.7.7 Fencing

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria
<b>A1.1</b> Security fencing must be located behind the front boundary landscaped area; or  <b>A1.2</b> Security fencing, including posts and gates, must be of dark colours.	<b>P1</b> No Performance Criterion.

## NOR-S1.7.8 Stormwater

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Rural Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That full utility services are available to new development.
Acceptable Solutions	Performance Criteria
<b>A1</b> The flow rate of stormwater outside the boundaries of the title must be not greater than if the land was used for rural purposes. On-site detention devices must be incorporated in the development.	<b>P1</b> Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to: <ul style="list-style-type: none"> <li>(a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</li> <li>(b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</li> <li>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the</li> </ul>

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	subdivision and the appropriateness of their location; and
	(d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.

## NOR-S1.7.9 Parking and internal circulation

This clause is in substitution for clause C2.6.1 Construction of parking areas (a) and (b) and clause C2.6.2 Design and layout of parking areas A1.1 (a) (ii) and (a) (iii).

Objective:	That on-site parking, loading/unloading areas and traffic circulation space are constructed to an appropriate standard, and that parking areas are designed and laid out to provide convenient, safe and efficient parking.
Acceptable Solutions	Performance Criteria
<b>A1</b> Vehicles must be able to enter and exit the site in a forward direction.	<b>P1</b> No Performance Criterion.
<b>A2</b> Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.	<b>P2</b> No Performance Criterion.
<b>A3</b> Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.	<b>P3</b> Access drives, parking, manoeuvring, loading and unloading areas may be of compacted gravel providing that stormwater is discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any stormwater detention or retention basins, waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:  (a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels);  (b) how the additional runoff and intensity of runoff that will be created by the development for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the predevelopment levels;

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	<p>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required for the development and the appropriateness of their location; and</p> <p>(d) overland flow paths for overflows during extreme events both internally and externally for the development, so as to not cause a nuisance.</p>
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## NOR-S1.7.10 Buffer areas

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That industrial development does not adversely impact on the amenity of the Devon Hills residential area.
Acceptable Solutions	Performance Criteria
<b>A1</b> Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary.	<b>P1</b> No Performance Criterion.
<b>A2</b> Development of those sites closest to the Devon Hills residential area must incorporate effective screening measures for all outside storage areas.	<b>P2</b> No Performance Criterion.
<b>A3</b> Development of those sites closest to the Devon Hills must demonstrate how noise emissions will be managed so that at the boundaries of the nearest house they do not exceed 40 dB(A) between the hours of 7:00am and 7:00pm and 35 dB(A) between the hours of 7:00pm and 7:00am.	<b>P3</b> No Performance Criterion.

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## NOR-S1.7.11 Heritage

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works.

Objective:	To recognise and protect the cultural heritage significance of the Clairville historic site and to provide for future development that is compatible with the identified values.
Acceptable Solutions	Performance Criteria
<b>A1</b> Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	<b>P1</b> No Performance Criterion.

**NOR-S1.8 Development Standards for Subdivision**

## NOR-S1.8.1 Subdivision

This clause is in substitution for General Industrial Zone – clause 19.5 Development Standards for Subdivision and Agriculture Zone – clause 21.5 Development Standards for Subdivision.

Objective:	That: (a) the area and dimension of lots are appropriate for the zone; and (b) each lot has road access, sewerage, water, stormwater, energy and communication services appropriate for the zone.
Acceptable Solutions	Performance Criteria
<b>A1.1</b> Within Area 1 (refer to Figure NOR-S1.2.1), there must be: (a) a lot density of 1 lot per 10,000m <sup>2</sup> over the area being subdivided; and (b) a minimum lot size of 5000m <sup>2</sup> ; and (c) frontage to a road of 50m; or <b>A1.2</b> The lot must be transferred to Council or other Government bodies for the provision of services.	<b>P1</b> Within Area 1 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have: (a) a minimum area of 3000m <sup>2</sup> ; and (b) frontage to a road of at least 9m.

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<p><b>A2.1</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> <li>(a) a lot density of 1 lot per 5000m<sup>2</sup> over the area being subdivided; and</li> <li>(b) a minimum lot size of 2000m<sup>2</sup>; and</li> <li>(c) frontage to a road of 25m; or</li> </ul> <p><b>A2.2</b></p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p><b>P2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 1000m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 6m.</li> </ul>
<p><b>A3.1</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> <li>(a) a lot density of 1 lot per 10,000m<sup>2</sup> over the area being subdivided; and</li> <li>(b) a minimum lot size of 5000m<sup>2</sup>; and</li> <li>(c) frontage to a road of 50m; or</li> </ul> <p><b>A3.2</b></p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p><b>P3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 3000m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 9m.</li> </ul>
<p><b>A4.1</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> <li>(a) a lot density of 1 lot per 2000m<sup>2</sup> over the total area being subdivided; and</li> <li>(b) a minimum lots size of 1000m<sup>2</sup>; and</li> <li>(c) frontage to a road of 8m; or</li> </ul> <p><b>A4.2</b></p> <p>The lots must be transferred to Council or other Government bodies for the provision of services.</p>	<p><b>P4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 550m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 6m.</li> </ul>
<p><b>A5</b></p> <p>Area 5 (refer to Figure NOR-S1.2.1) - No Acceptable Solution.</p>	<p><b>P5</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 550m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 6m.</li> </ul>

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<p><b>A6</b></p> <p>Area 6 (refer to Figure NOR-S1.2.1) - No Acceptable Solution.</p>	<p><b>P6</b></p> <p>Area 6 (refer to Figure NOR-S1.2.1) – No Performance Criterion.</p>
<p><b>A7</b></p> <p>Within Area 7 (refer to Figure NOR-S1.2.1) lots must be:</p> <ul style="list-style-type: none"> <li>(a) for the provision of utilities and required for public use by the Crown, public authority or a Council;</li> <li>(b) for the consolidation of a lot with another lot with no additional titles created; or</li> <li>(c) to align existing titles with zone boundaries and with no additional lots created.</li> </ul>	<p><b>P7</b></p> <p>Within Area 7 (refer to Figure NOR-S1.2.1) the subdivision:</p> <ul style="list-style-type: none"> <li>(a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</li> <li>(b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</li> </ul>
<p><b>A8</b></p> <p>Roads must accord with the layout in Figure NOR-S1.8.1 and meet the following specifications:</p> <ul style="list-style-type: none"> <li>(a) Evandale Main Road - 42m wide road reservation;</li> <li>(b) the Distributor Road - 30m wide road reservation;</li> <li>(c) the design of the Distributor Road must be in accordance with the cross-section provided in Figure NOR-S1.8.2;</li> <li>(d) access roads connecting to distributor roads must have a 20m wide road reservation and carriageway width must be not less than 11m;</li> <li>(e) a permanent cul-de-sac must have a turning circle of not less than 25m diameter at the kerb; and</li> <li>(f) the distributor road reserve must contain an open swale drain to collect all stormwater on the west side of the road.</li> </ul>	<p><b>P8</b></p> <p>The location of the open swale drain may be changed if the stormwater drainage can be accommodated by other means to the satisfaction of Council.</p>
<p><b>A9</b></p> <p>The Plan of Subdivision must provide for the drainage of both roads and other land to be satisfactorily carried off and disposed of in accordance with Figures NOR-S1.8.2 and NOR-S1.8.3.</p>	<p><b>P9</b></p> <p>No Performance Criterion.</p>

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<p><b>A10</b></p> <p>On-site detention devices must be incorporated in the development so that the flow rate of stormwater outside the boundaries of the title is not greater than if the land was used for rural purposes.</p>	<p><b>P10</b></p> <p>Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</li> <li>(b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</li> <li>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and</li> <li>(d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</li> </ul>
<p><b>A11</b></p> <p>The Plan of Subdivision must not include:</p> <ul style="list-style-type: none"> <li>(a) blind roads;</li> <li>(b) alleys or rights-of-way to give access to the rear of lots;</li> <li>(c) littoral or riparian reserves;</li> <li>(d) private roads, ways or open spaces;</li> <li>(e) public open space; and</li> <li>(f) any lot which requires the construction of an embankment to a highway which requires a licence under the <i>Highways Act 1951</i>.</li> </ul>	<p><b>P11</b></p> <p>No Performance Criterion.</p>
<p><b>A12</b></p> <p>The following services must be provided to each lot:</p> <ul style="list-style-type: none"> <li>(a) a reticulated water supply;</li> </ul>	<p><b>P12</b></p> <p>No Performance Criterion.</p>



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<p>(b) a reticulated sewerage system;</p> <p>(c) a reticulated stormwater system;</p> <p>(d) underground electricity supply;</p> <p>(e) street lighting;</p> <p>(f) sealed roads; and</p> <p>(g) sealed crossovers.</p>	
<p><b>A13</b></p> <p>Archaeological investigations relating to Aboriginal relics must be carried out when preparing the initial 'Plan of Subdivision' for an area.</p>	<p><b>P13</b></p> <p>No Performance Criterion.</p>

**NOR-S1.9 Tables**

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

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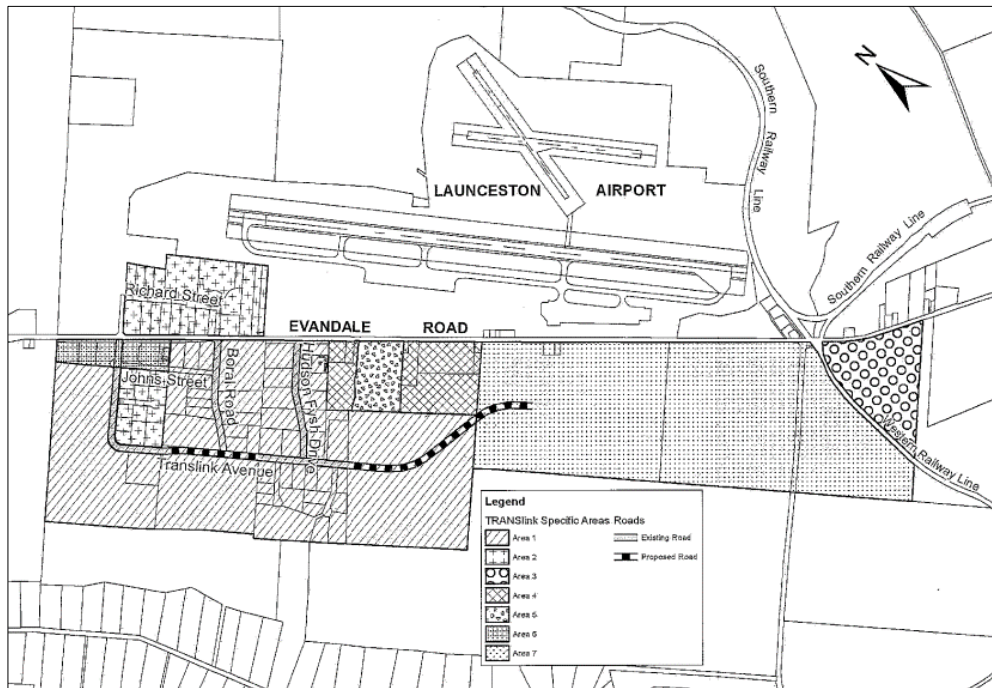


Figure NOR-S1.2.1 Translink Specific Area Plan showing location of Areas 1 to 7 as required by clauses NOR-S1.2, NOR-S1.5.1, NOR-S1.5.2, NOR-S1.5.3, NOR-S1.5.4, NOR-S1.5.5, NOR-S1.5.6, NOR-S1.5.7, NOR-S1.6.6, NOR-S1.7.1, NOR-S1.7.2, NOR-S1.7.3, NOR-S1.7.5, and NOR-S1.8.1

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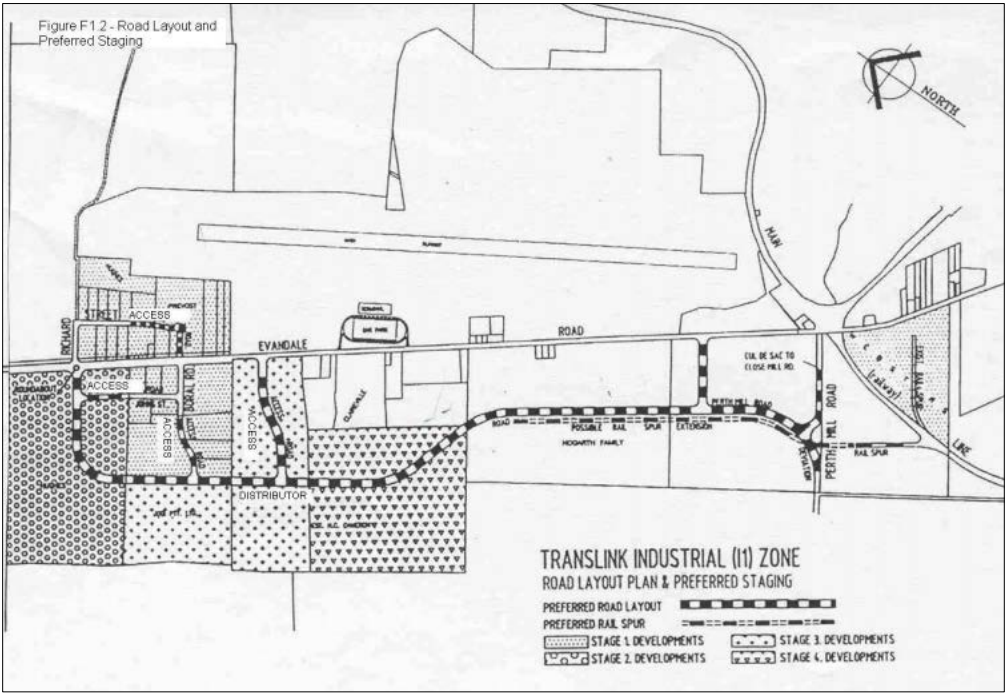


Figure NOR-S1.8.1 Road layout plan as required by clause NOR-S1.8.1

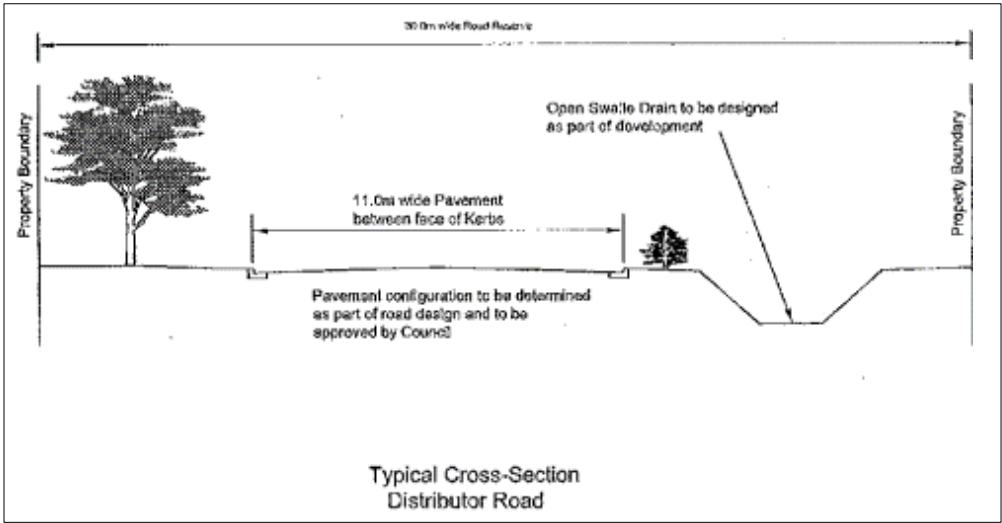
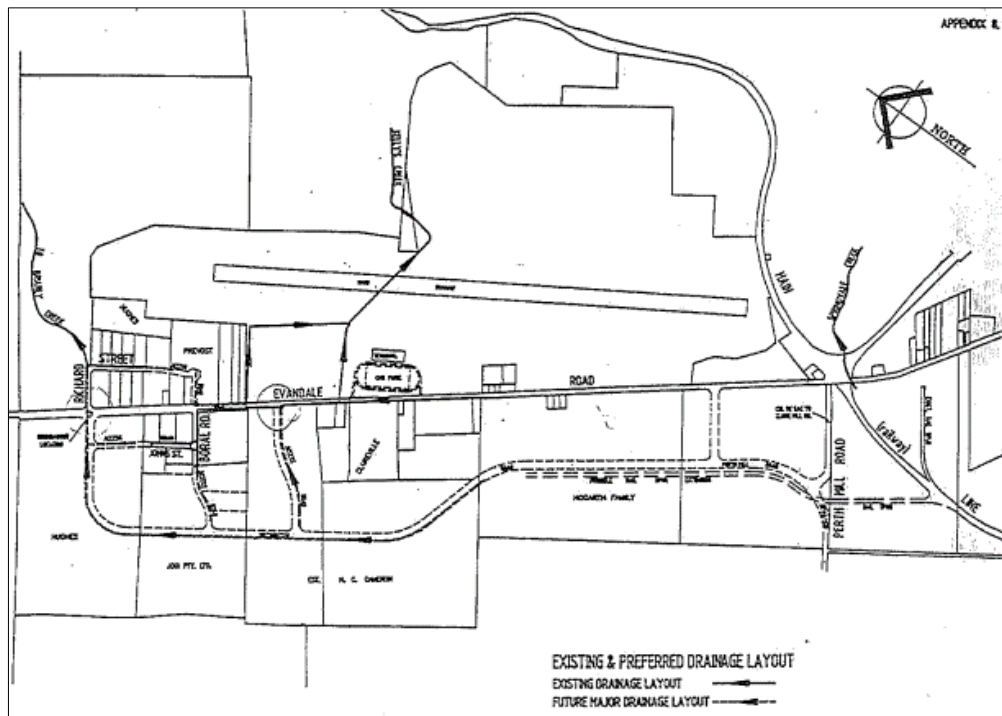


Figure NOR-S1.8.2 Typical cross-section distributor road as required by clause NOR-S1.8.1

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NOR-S1.8.3 Drainage layout plan as required by clause NOR-S1.8.1

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## **NOR-S2.0 Campbell Town Specific Area Plan**

### **NOR-S2.1 Plan Purpose**

The purpose of the Campbell Town Specific Area Plan is:

- NOR-S2.1.1 To provide for residential use and development that is compatible with the existing rural township character.
- NOR-S2.1.2 To encourage use and development that promotes a vibrant main street and high quality public open space conducive for visitor stop overs.
- NOR-S2.1.3 To encourage the provision of visitor accommodation and community facilities that support annual events and promotes Campbell Town as a meeting centre.
- NOR-S2.1.4 To provide for road transport and recreational vehicle parking.
- NOR-S2.1.5 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S2.1.6 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S2.1.7 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

### **NOR-S2.2 Application of this Plan**

- NOR-S2.2.1 The specific area plan applies to the area of land designated as NOR-S2.0 Campbell Town Specific Area Plan on the overlay maps and Figure NOR-S2.2.1.
- NOR-S2.2.2 Precinct Plan NOR-S2.2.2 applies to the area of land designated as William Street Development Precinct Masterplan in Figure NOR-S2.2.2.
- NOR-S2.2.3 Precinct Plan NOR-S2.2.3 applies to the area of land designated as Franklin and Bedford Streets Development Precinct Masterplan in Figure NOR-S2.2.3
- NOR-S2.2.4 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:
  - (a) General Residential Zone;
  - (b) Low Density Residential Zone;
  - (c) Open Space Zone; and
  - (d) Local Historic Heritage Code,
 as specified in the relevant provision.

### **NOR-S2.3 Local Area Objectives**

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

### **NOR-S2.4 Definition of Terms**

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

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**NOR-S2.5 Use Table**

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

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home based business.
Visitor Accommodation	
<b>Discretionary</b>	
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.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**NOR-S2.6 Use Standards**

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

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**NOR-S2.7 Development Standards for Buildings and Works****NOR-S2.7.1 Residential density for multiple dwellings**

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) is compatible with the rural township character of Campbell Town; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  Multiple dwellings must have a site area per dwelling of not less than 400m <sup>2</sup> .	<b>P1</b>  Multiple dwellings must only have a site area per dwelling that is less than 400m <sup>2</sup> , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is:               <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone; or</li> <li>(iii) wholly or partly within 400m walking distance of public open space.</li> </ul> </li> </ul>

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**NOR-S2.8 Development Standards for Subdivision****NOR-S2.8.1 Lot design in development precincts**

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, Open Space Zone – clause 29.5.1 Lot design, and in substitution for Local Historic Heritage Code clause C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct.

Objective:	That each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the applicable lot layout shown in the precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>



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## NOR-S2.8.2 Lot design

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

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(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"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></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"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties within the area.</li> </ul>

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NOR-S2.8.3 Internal lots

This clause is an addition to General Residential Zone – clause 8.6.1 Lot design.

Objective:	That subdivision layout of land outside the precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3:  (a) minimises internal lots;  (b) is consistent with existing patterns of residential development in the surrounding area; and  (c) retains the rural township character.
Acceptable Solutions	Performance Criteria
<b>A1</b>  No Acceptable Solution.	<b>P1</b>  Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:  (a) consistency with existing patterns of residential development of the surrounding area;  (b) the lot gaining access from a road existing prior to the planning scheme coming into effect;  (c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;  (d) the lot contributing to the more efficient use of residential land and infrastructure;  (e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;  (f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;  (g) passing bays being provided at appropriate distances to service the likely future use of the lot;  (h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;  (i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;

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	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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## NOR-S2.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> </ul>

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	<ul style="list-style-type: none"> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

**NOR-S2.9 Tables**

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

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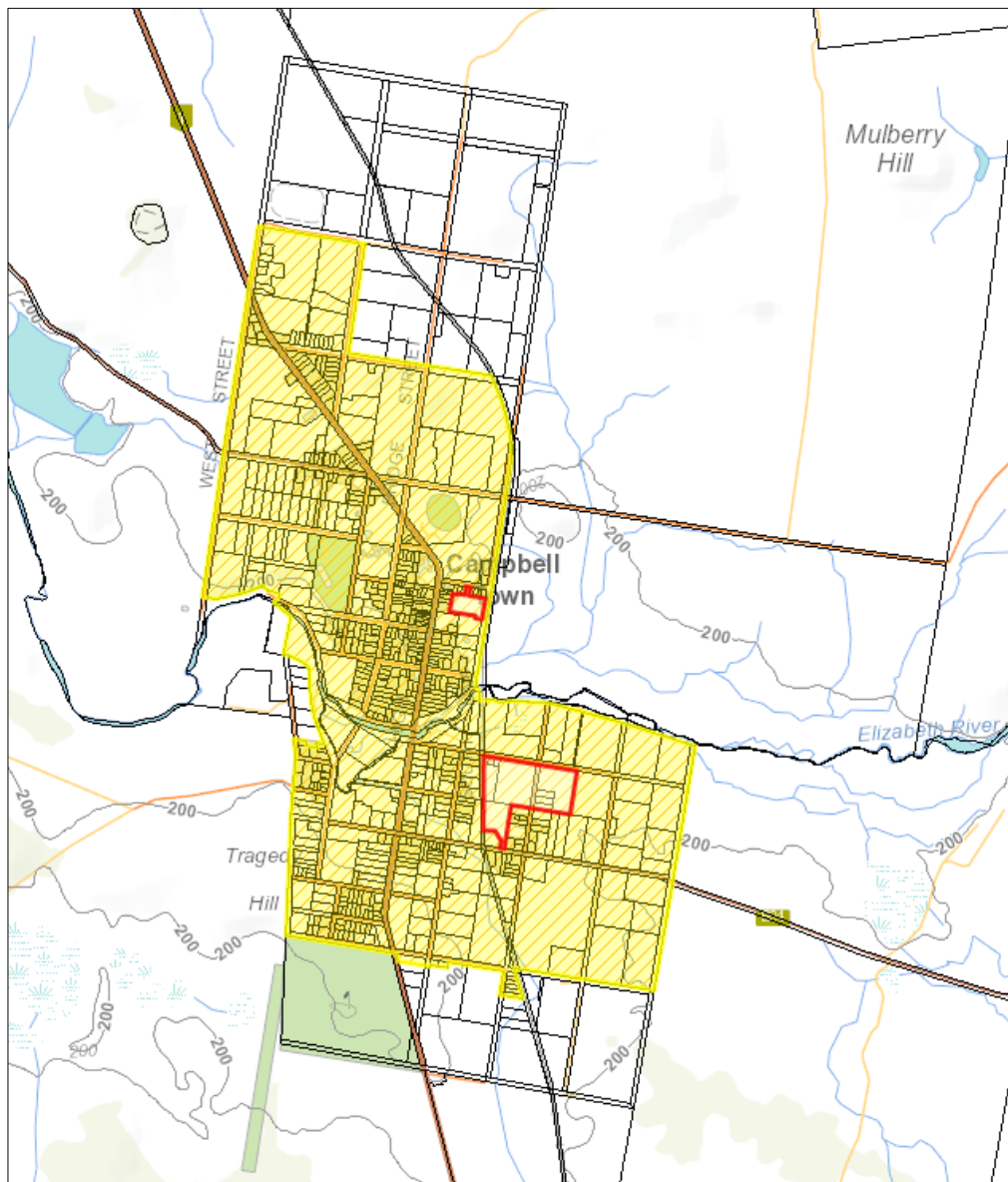


Figure NOR-S2.2.1 Campbell Town Specific Area Plan shown in light yellow as required by clause NOR-S2.2.1, with precinct development masterplan locations outlined in red

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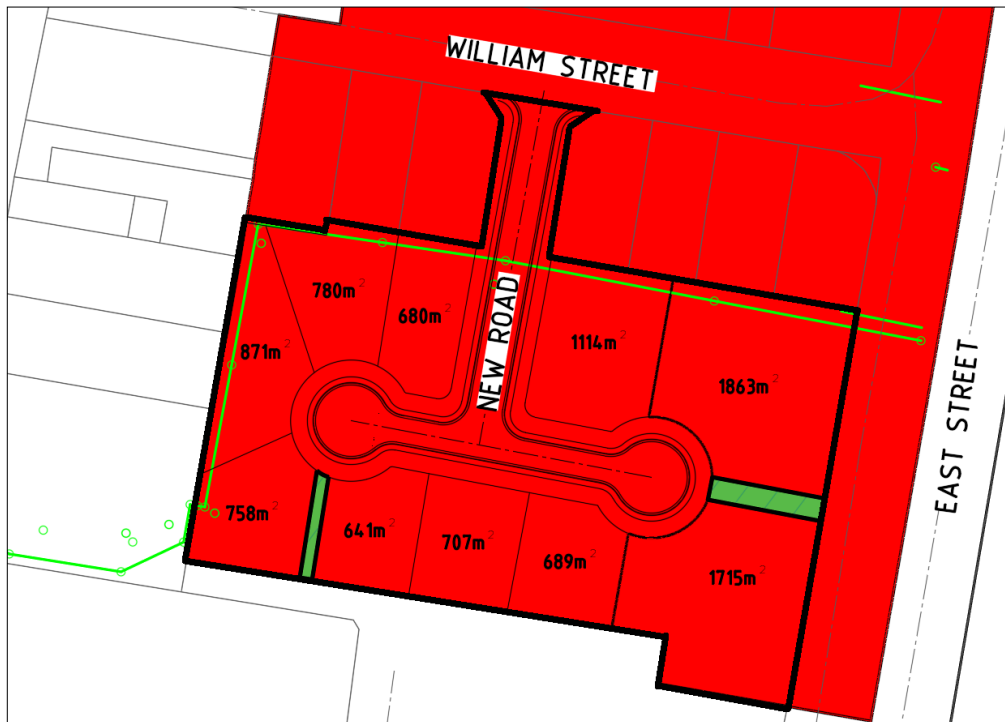
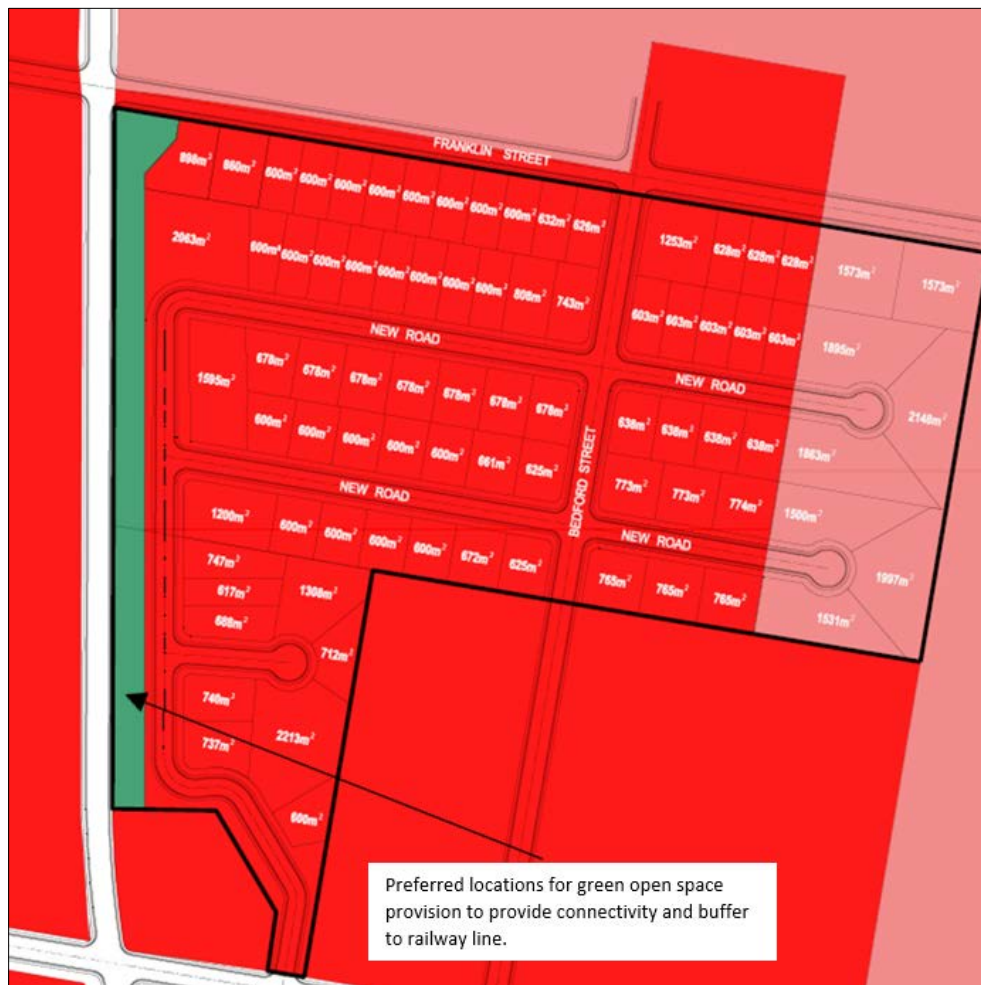


Figure NOR-S2.2.2 William Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S2.2.2, clause NOR-S2.8.1 A1 and P1, and clause NOR-S2.8.3

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## **NOR-S3.0 Cressy Specific Area Plan**

### **NOR-S3.1 Plan Purpose**

The purpose of the Cressy Specific Area Plan is:

- NOR-S3.1.1 To provide for residential use and development that is compatible with the existing rural township character, and the natural setting of Cressy and its views to the Western Tiers.
- NOR-S3.1.2 To encourage use and development that is in character with the existing streetscape.
- NOR-S3.1.3 To provide for seasonal visitors and workers.
- NOR-S3.1.4 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S3.1.5 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S3.1.6 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

### **NOR-S3.2 Application of this Plan**

- NOR-S3.2.1 The specific area plan applies to the area of land designated as NOR-S3.0 Cressy Specific Area Plan on the overlay maps and in Figure NOR-S3.2.1.
- NOR-S3.2.2 Precinct Plan NOR-S3.2.2 applies to the area of land designated as William Street Development Precinct Masterplan in Figure NOR-S3.2.2.
- NOR-S3.2.3 Precinct Plan NOR-S3.2.3 applies to the area of land designated as Main Street 1 Development Precinct Masterplan in Figure NOR-S3.2.3.
- NOR-S3.2.4 Precinct Plan NOR-S3.2.4 applies to the area of land designated as Main Street 2 Development Precinct Masterplan in Figure NOR-S3.2.4.
- NOR-S3.2.5 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:
  - (a) General Residential Zone;
  - (b) Low Density Residential Zone; and
  - (c) Open Space Zone,as specified in the relevant provision.

### **NOR-S3.3 Local Area Objectives**

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

### **NOR-S3.4 Definition of Terms**

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



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**NOR-S3.5 Use Table**

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

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home based business.
Visitor Accommodation	
<b>Discretionary</b>	
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.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**NOR-S3.6 Use Standards**

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

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**NOR-S3.7 Development Standards for Buildings and Works**

NOR-S3.7.1 Residential density for multiple dwellings.

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) is compatible with the rural township character of Cressy; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  Multiple dwellings must have a site area per dwelling of not less than 400m <sup>2</sup> .	<b>P1</b>  Multiple dwellings must only have a site area per dwelling that is less than 400m <sup>2</sup> , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is:               <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>

**NOR-S3.8 Development Standards for Subdivision**

NOR-S3.8.1 Lot design in development precincts

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design.

Objective:	That each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in	<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character

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the precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4.	<p>and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>
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## NOR-S3.8.2 Lot design

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

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p>	<p><b>P1</b></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>

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<p>(a) have an area of not less than 600m<sup>2</sup> and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority; or</p> <p>(c) be required for the provisions of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties within the area.</p>
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## NOR-S3.8.3 Internal lots

This clause is an addition to General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4:</p> <p>(a) minimises internal lots;</p> <p>(b) is consistent with existing patterns of residential development in the surrounding area; and</p> <p>(c) retains the rural township character.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal 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) consistency with existing patterns of residential development of the surrounding area;</p> <p>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</p>

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	<ul style="list-style-type: none"> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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## NOR-S3.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>

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<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
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**NOR-S3.9 Tables**

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

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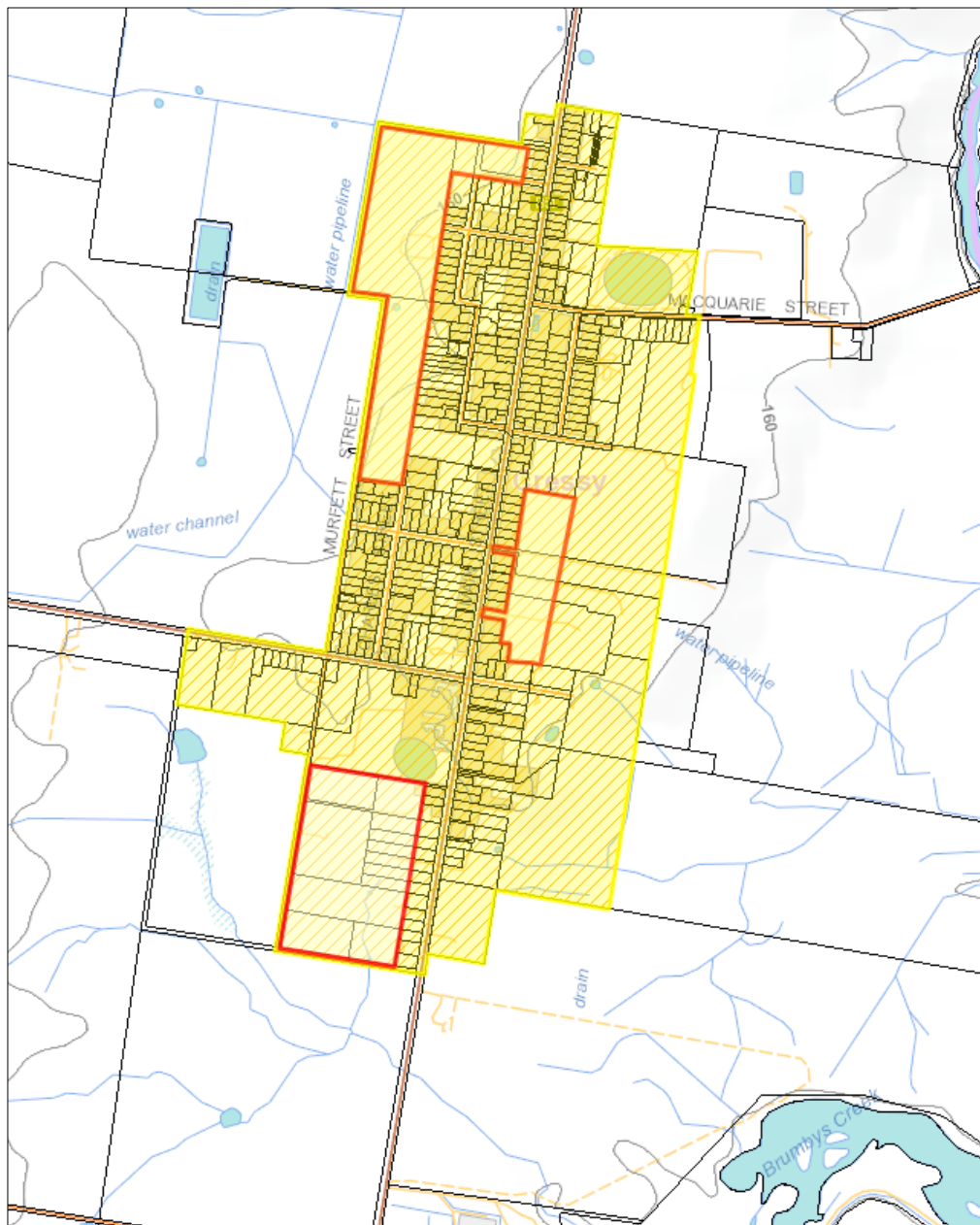


Figure NOR-S3.2.1 Cressy Specific Area Plan as shown in light yellow as required by clause NOR-S3.2.1, with precinct development masterplan locations outlined in red



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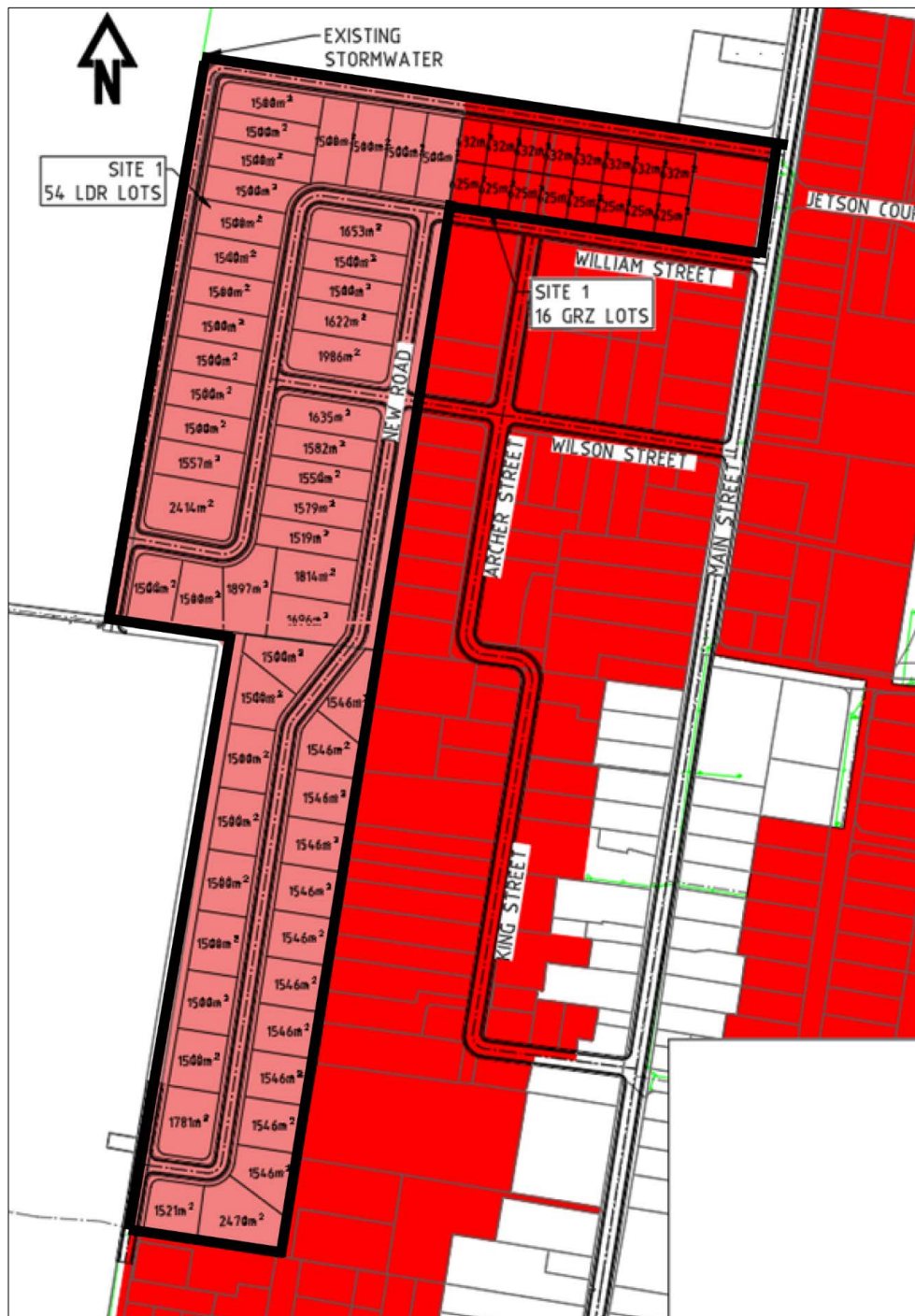


Figure NOR-S3.2.2 William Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S3.2.2, clause NOR-S3.8.1 A1 and P1, and clause NOR-S3.8.3

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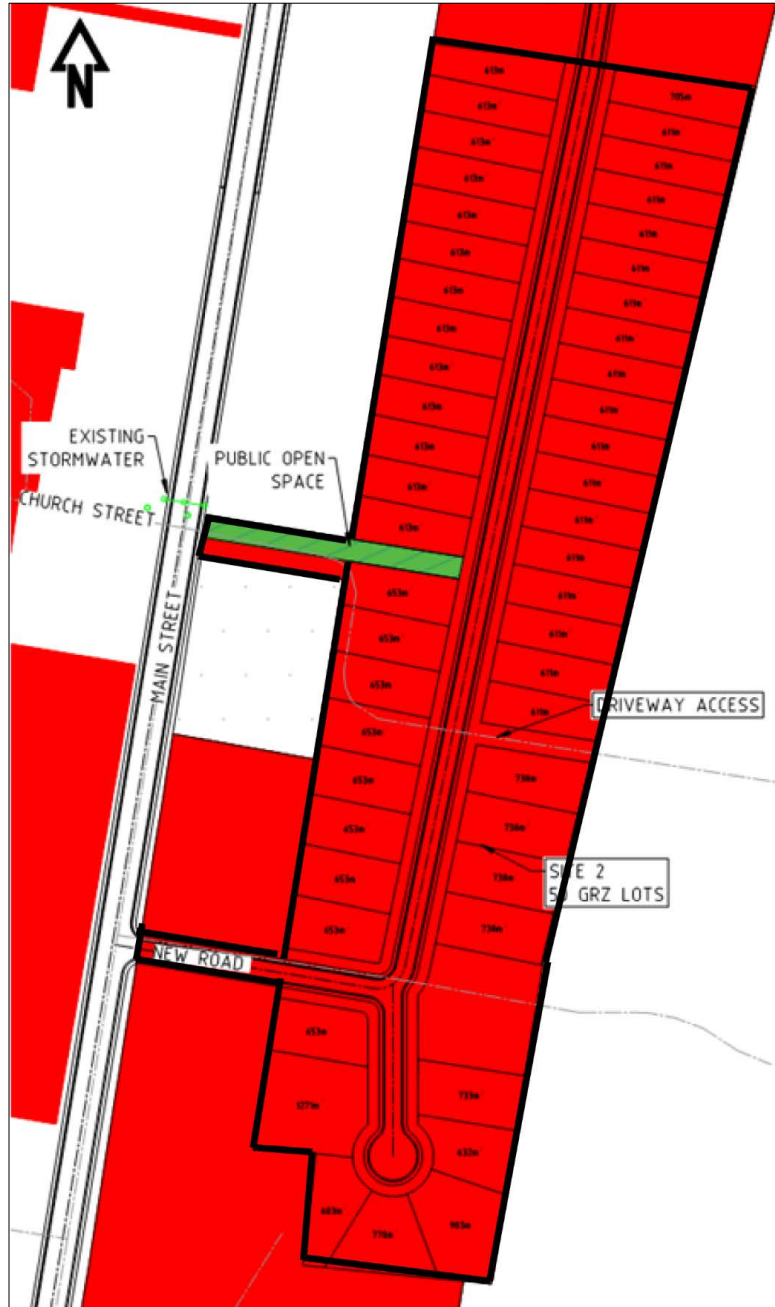
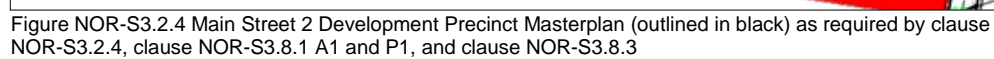


Figure NOR-S3.2.3 Main Street 1 Development Precinct Masterplan (outlined in black) as required by clause NOR-S3.2.3, clause NOR-S3.8.1 A1 and P1, and clause NOR-S3.8.3



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**NOR-S4.0 Devon Hills Specific Area Plan****NOR-S4.1 Plan Purpose**

The purpose of the Devon Hills Specific Area plan is:

- NOR-S4.1.1 To prohibit the densification of dwellings within Devon Hills.
- NOR-S4.1.2 To maintain the existing uses within Devon Hills.
- NOR-S4.1.3 To maintain the established residential visual character and amenity within Devon Hills.
- NOR-S4.1.4 To maintain a development density that mitigates visual impacts when viewed from public land.

**NOR-S4.2 Application of this Plan**

- NOR-S4.2.1 The specific area plan applies to the area of land designated as NOR-S4.0 Devon Hills Specific Area Plan on the overlay maps and in Figure NOR-S4.2.1.
- NOR-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and in addition to the provisions of the Low Density Residential Zone as specified in the relevant provision.

**NOR-S4.3 Local Area Objectives**

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

**NOR-S4.4 Definition of Terms**

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

**NOR-S4.5 Use Table**

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

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Residential	If for an ancillary dwelling, caretakers dwelling, home-based business, single dwelling.
Utilities	If for minor utilities.
Visitor Accommodation	

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Use Class	Qualification
<b>Discretionary</b>	
Business and Professional Services	If for a medical centre.
Community Meeting and Entertainment	If not for a cinema or function centre.
Emergency Services	
General Retail and Hire	If for a local shop.
Sports and Recreation	
Utilities	If not for minor utilities.
<b>Prohibited</b>	
All other uses	

**NOR-S4.6 Use Standards****NOR-S4.6.1 Discretionary uses**

This clause is in addition to Low Density Residential Zone - clause 10.3.1 Discretionary Use Standards.

Objective:	That discretionary uses support the visual character of the area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.		<b>P1</b> No Performance Criterion.
<b>A2</b> Waste material storage for discretionary uses must: <ul style="list-style-type: none"> <li>(a) not be visible from the road to which the site has frontage; and</li> <li>(b) use self-contained receptacles designed to prevent waste escaping into the environment.</li> </ul>		<b>P2</b> No Performance Criterion.

**NOR-S4.7 Development Standards for Buildings and Works**

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

**NOR-S4.8 Development Standards for Subdivision**

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

**NOR-S4.9 Tables**

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

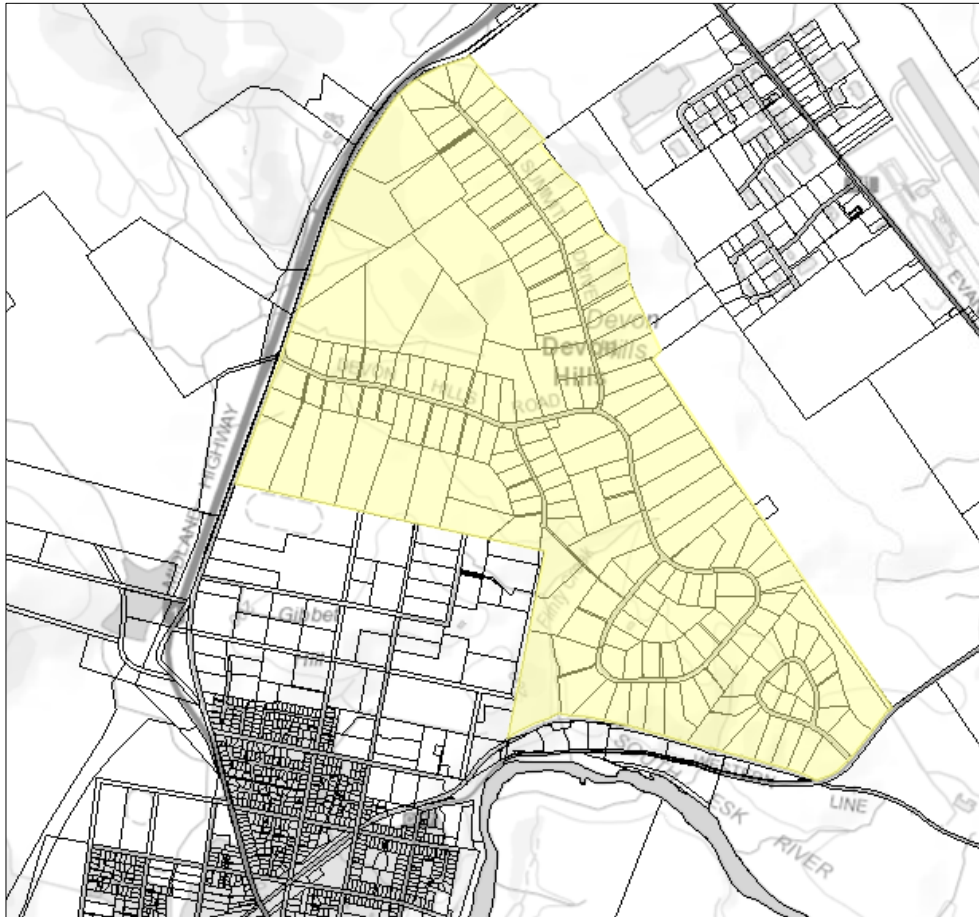


Figure NOR-S4.2.1 Devon Hills Specific Area Plan as shown in light yellow area as required by clause NOR-S4.2.1



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## **NOR-S5.0 Evandale Specific Area Plan**

### **NOR-S5.1 Plan Purpose**

The purpose of the Evandale Specific Area Plan is:

- NOR-S5.1.1 To protect and enhance the unique history and character of the village.
- NOR-S5.1.2 To maintain the current open space, picturesque and historic streetscapes.
- NOR-S5.1.3 To provide for community events.
- NOR-S5.1.4 To encourage the provision of appropriate tourism infrastructure whilst maintaining the scenic character of Evandale.
- NOR-S5.1.5 To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.
- NOR-S5.1.6 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S5.1.7 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S5.1.8 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.

### **NOR-S5.2 Application of this Plan**

- NOR-S5.2.1 The specific area plan applies to the area of land designated as NOR-S5.0 Evandale Specific Area Plan on the overlay maps and in Figure S5.2.1.
- NOR-S5.2.2 Precinct Plan NOR-S5.2.2 applies to the area of land designated as Cambock Lane West Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.2.
- NOR-S5.2.3 Precinct Plan NOR-S5.2.3 applies to the area of land designated as Logan Road Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.3.
- NOR-S5.2.4 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:
  - (a) General Residential Zone; and
  - (b) Open Space Zone; and
 as specified in the relevant provisions.

### **NOR-S5.3 Local Area Objectives**

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

### **NOR-S5.4 Definition of Terms**

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

### **NOR-S5.5 Use Table**

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

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**NOR-S5.6 Use Standards**

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

**NOR-S5.7 Development Standards for Buildings and Works****NOR-S5.7.1 Residential density for multiple dwellings**

This clause is a substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) maintains the village character of Evandale; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  Multiple dwellings must have a site area per dwelling of not less than 400m <sup>2</sup> .	<b>P1</b>  Multiple dwellings must only have a site area per dwelling that is less than 400m <sup>2</sup> , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is:               <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>



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## NOR-S5.7.2 Roof form and materials

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

Objective:	That roof forms are designed to be compatible with, and not detract from, the existing streetscape or rural village character.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S5.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.</p>	<p><b>P1</b></p> <p>Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the design and period of construction of the existing buildings in the street;</li> <li>(b) the design and period of construction of the existing buildings or rural village character; and</li> <li>(c) visibility from any road or public open space.</li> </ul>

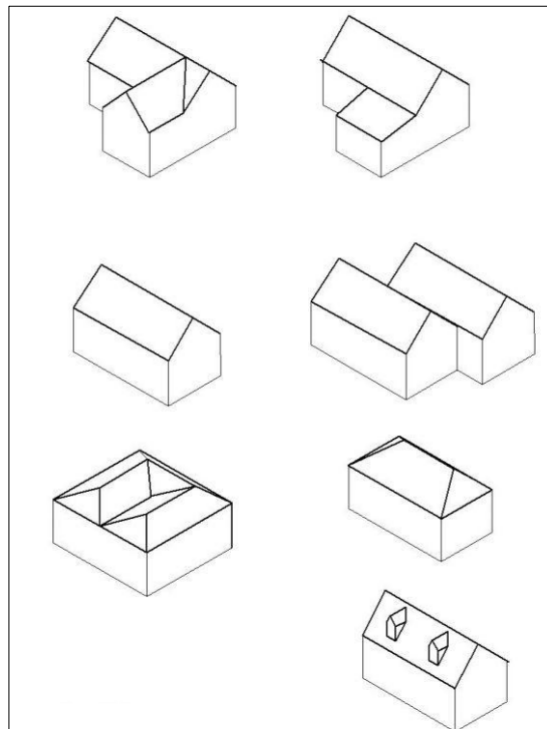


Figure NOR-S5.7.2 Roof forms as required by clause NOR-S5.7.2 A1

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## NOR-S5.7.3 Wall materials

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

Objective:	That wall materials used are compatible with the existing streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.		<b>P1</b> Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to: <ul style="list-style-type: none"> <li>(a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or</li> <li>(b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or</li> <li>(c) use of concrete blocks specifically chosen to:               <ul style="list-style-type: none"> <li>(i) blend with dressed sandstone; or</li> <li>(ii) rendered with coloured finishes in neutral earth tones.</li> </ul> </li> </ul>

## NOR-S5.7.4 Windows

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

Objective:	That window form and details are compatible with the streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Window heads in all buildings, excluding places listed in Table C6.1, sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the		<b>P1</b> No Performance Criterion.

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eaves line, or match the level of the window heads in the existing building.	
<b>A2</b>  Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.	<b>P2</b>  Windows in the front façade of a building, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street.
<b>A3</b>  Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.	<b>P3</b>  Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to: <ul style="list-style-type: none"> <li>(a) the period and style of the building;</li> <li>(b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b);</li> <li>(c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building;</li> <li>(d) the use clear glass; and</li> <li>(e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.</li> </ul>

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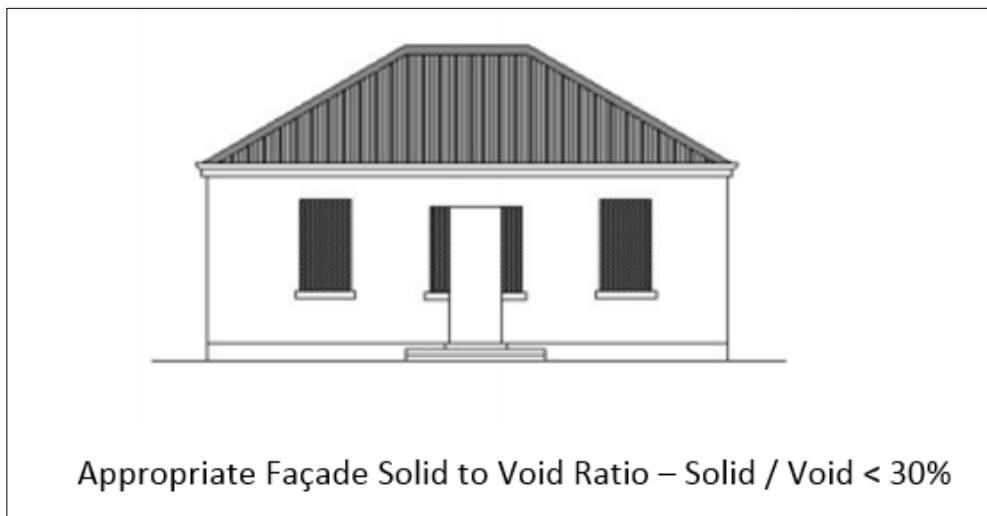


Figure NOR-S5.7.4 (a) Window/Void ratio as required by clause NOR-S5.7.4 A2

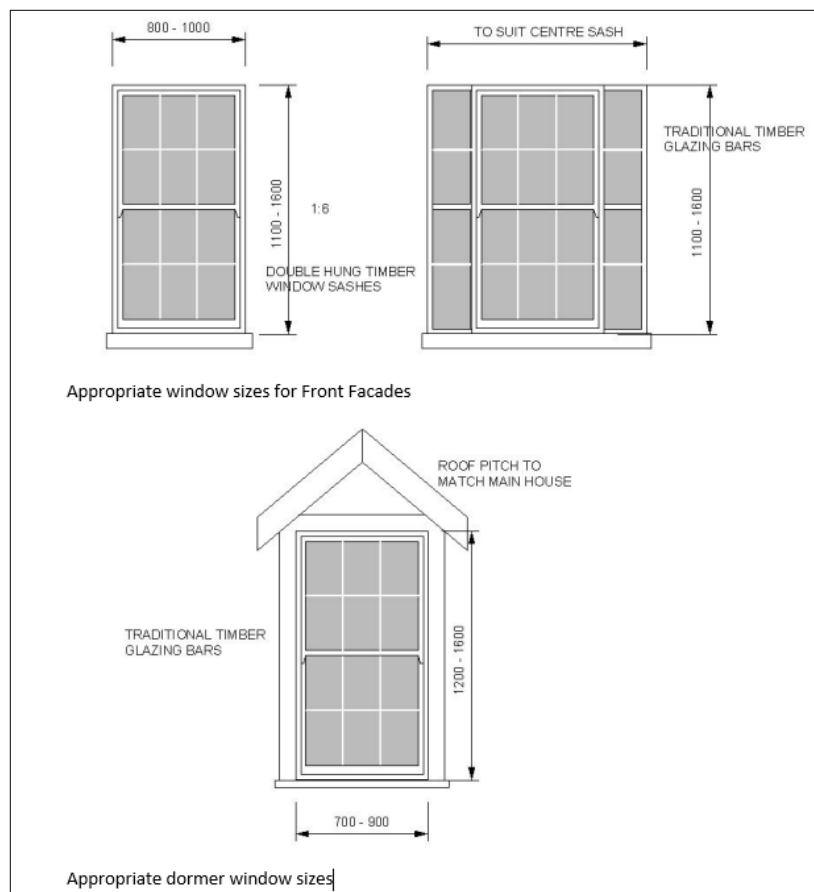


Figure NOR-S5.7.4 (b) Window shapes and styles as required by clause NOR-S5.7.4 A2

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**NOR-S5.8 Development Standards for Subdivision**

## NOR-S5.8.1 Lot design in development precincts

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Objective:	That each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>

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## NOR-S5.8.2 Lot design

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

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and:               <ul style="list-style-type: none"> <li>(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"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<b>P1</b> 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: <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space;</li> <li>(f) the pattern of development existing on established properties within the area; and</li> <li>(g) must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S5.8.2 A1 (a).</li> </ul>

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## NOR-S5.8.3 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

Objective:	That subdivision layout of land outside the precinct masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3:  (a) minimises internal lots;  (b) is consistent with existing patterns of residential development in the surrounding area; and  (c) retains the rural township character.
Acceptable Solutions	Performance Criteria
<b>A1</b>  No Acceptable Solution.	<b>P1</b>  Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:  (a) consistency with existing patterns of residential development of the surrounding area;  (b) the lot gaining access from a road existing prior to the planning scheme coming into effect;  (c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;  (d) the lot contributing to the more efficient use of residential land and infrastructure;  (e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;  (f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;  (g) passing bays being provided at appropriate distances to service the likely future use of the lot;  (h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;  (i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;

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	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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## NOR-S5.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> </ul>

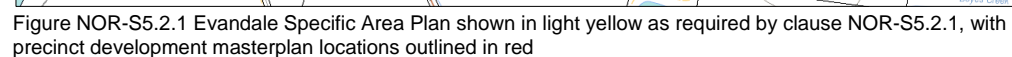


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	<p>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</p> <p>(i) the topography of the site; and</p> <p>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <p>(a) at intervals of not less than 10m measured between the centre of each trunk; or</p> <p>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</p> <p>(c) in locations where sight distances to vehicle access points are compliant with the following:</p> <p>(iii) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</p> <p>(iv) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

**NOR-S5.9 Tables**

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



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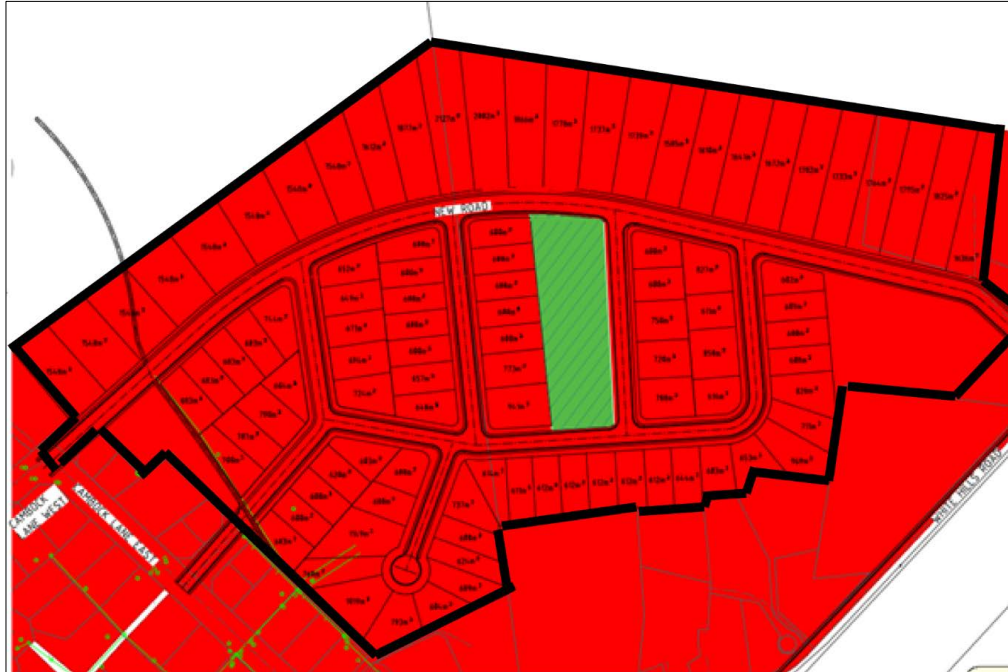


Figure NOR-S5.2.2 Cambock Lane West Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.2, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3

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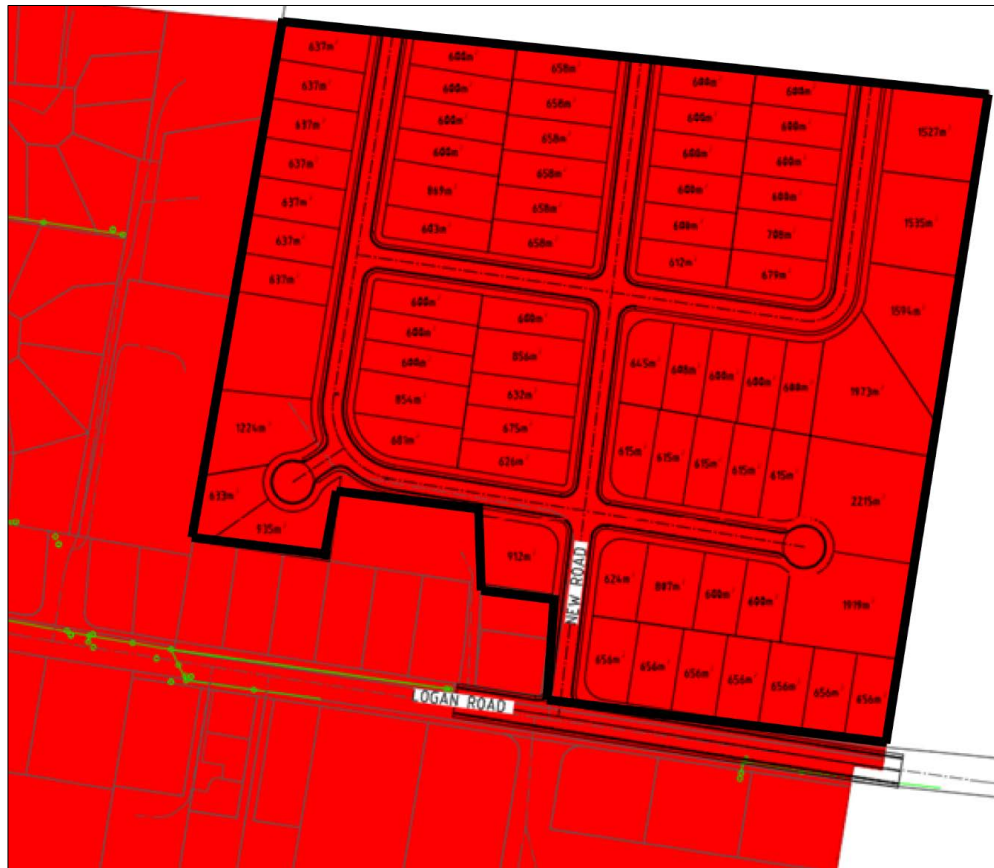


Figure NOR-S5.2.3 Logan Road Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.2, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.2 A1