

Glamorgan Spring Bay Local Provisions Schedule

GSB -Local Provisions Schedule Title

GSB1.1 This Local Provisions Schedule is called the Glamorgan Spring Bay Local Provisions Schedule and comprises all the land within the municipal area.

GSB Effective Date

GSB-1.2 The effective date for this Local Provisions Schedule is <insert date>.

GSB-Local Area Objectives

GSB-12.0 Village Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
GSB-12.1 (a)	Coles Bay & Swanwick Village Zone, shown on an overlay map as GSB-12.1	To provide for non-residential use associated with the visitor economy that does not compromise the nearby Local Business Zone.
GSB-12.1 (b)	Coles Bay & Swanwick Village Zone, shown on an overlay map as GSB-12.1	To provide for non-residential use that is of a scale and intensity that does not dominate residential amenity through siting away from the street, design and noise mitigation measures.
GSB-12.1 (c)	Coles Bay & Swanwick Village Zone, shown on an overlay map as GSB-12.1	To provide for non-residential use associated with the visitor economy through food vans or similar pop-up installations for short-term periods to meet increased demand during peak visitations.
GSB-12.1 (d)	Coles Bay & Swanwick Village Zone, shown on an overlay map as GSB-12.1	To encourage uses that generate high patronage or that require or allow customers to remain on site for more than a short period of time to accommodate car parking on site or locate within a convenience distance to existing or planning public or private car parking sites.

GSB-14.0 Local Business Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
GSB-14.1	Local Business Zone at Coles Bay & Swanwick, shown on an overlay map as GSB-14.1	To encourage food services, excluding drive-thru facilities, and retailing of groceries and speciality products for residents and visitors.

GSB-P1.0 Particular Purpose Zone – Dolphin Sands

GSB-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Dolphin Sands is:

- GSB-P1.1.1 To protect the environmentally fragile nature of the Dolphin Sands area particularly with respect to land stability, vegetation, wildlife and landscape amenity.
- GSB-P1.1.2 To ensure that use or development has minimal disturbance to the natural environment and visual amenity of the area.

GSB-P1.2 Local Area Objectives

This clause is not used in this particular purpose zone.

GSB-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

GSB-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Discretionary	
Community Meeting and Entertainment	If for art and craft centre, neighbourhood centre ¹ or public hall.
Emergency Services ²	
General Retail and Hire	If for a local shop.
Utilities	If not listed as No Permit Required.
Visitor accommodation	

¹ Additional use

² Additional use

Prohibited	
All other uses	

GSB-P1.5 Use Standards³

GSB-P1.5.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions	Performance Criteria	
<p>A1⁴</p> <p>Hours of operation for a use listed as Discretionary, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation must be within the hours of:</p> <p>(a) 8.00am to 6.00pm Monday to Friday;</p> <p>(b) 9.00am to 12.00 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>	
<p>A2</p> <p>External lighting for a use listed as Discretionary must:</p> <p>(a) not operate within the hours of 7.00pm to 7.00am, 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>P2</p> <p>External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of proposed light sources and their intensity;</p> <p>(b) the location of the proposed light sources;</p> <p>(c) the topography of the site; and</p> <p>(d) any existing light sources.</p>	
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation,</p>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p>	

³ Derived from SPP Rural Living Zone

⁴ Technical change – consistent with Village Zone SPP.

Utilities or Visitor Accommodation must be within the hours of: (a) 7.00am to 5.00pm Monday to Friday; (b) 9.00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	(a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; and (c) the existing levels of amenity.
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GSB-P1.5.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is of a scale that is compatible with the character and use of the area; (b) does not cause an unreasonable loss of privacy; and (c) does not impact the safety and efficiency of local roads or rights of way.
Acceptable Solutions	Performance Criteria
A1 Visitor Accommodation must: (a) be accommodated in existing buildings.	P1 Visitor Accommodation must: (a) not cause an unreasonable loss of amenity and privacy to adjoining properties; (b) be of a scale that respects the character and use of the area; (c) not adversely impact the safety and efficiency of the local road network; (d) not unreasonably disadvantage owners and users of rights of carriageway; and (e) have a gross floor area per lot of not more than 300m ² .

GSB-P1.6 Development Standards for Buildings and Works

GSB-P1.6.1 Building height, setback and siting

Objective:	That height, setback and siting of buildings: (a) is compatible with the coastal bushland character of Dolphin Sands; (b) is unobtrusive within the surrounding landscape ⁵ ; (c) does not cause an unreasonable loss of amenity, privacy and seclusion; (d) minimises the impact to the landscape and natural values of the coastal bushland landscape; (e) minimises the impact on adjacent uses.
Acceptable Solutions	Performance Criteria

⁵ PC from IPS.

<p>A1</p> <p>Building height must be no more than 5m.</p>	<p>P1</p> <p>Building height must be compatible with the coastal bushland character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) The degree to which existing buildings on the site and adjoining properties are visible within the coastal bushland landscape; (d) the bulk and form of proposed buildings; (e) sunlight to habitable rooms and private open space in adjoining properties; and (f) any overshadowing of adjoining properties or public spaces.
<p>A2</p> <p>Buildings must have a setback from a frontage of not less than 30m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; and (e) the retention of vegetation.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of not less than 10m.</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings;

	<ul style="list-style-type: none"> (e) the character of the development existing on established properties in the area; (f) any overshadowing of adjoining properties or public places; (g) the efficient use of the site and location of native vegetation; and (h) the visual impact of buildings when viewed in the landscape and from the foreshore.
<p>A4</p> <p>Buildings must have a setback from Nine Mile Beach Crown Reservation of not less than 20m.</p>	<p>P4</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to the Nine Mile Beach Crown Reservation, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the efficient use of the site and location of native vegetation; (c) the amenity of adjoining lots; (d) the setbacks of adjoining buildings; (e) the height bulk and form of existing and proposed buildings; and (f) the visual impact of buildings when viewed in the landscape and from the foreshore.
<p>A5</p> <p>Buildings must be sited in existing areas clear of native vegetation or within a building envelope shown on the title.</p>	<p>P5</p> <p>Buildings must be sited to minimise loss of native vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the topography and size of any existing areas clear of native vegetation on the site; (b) the efficient use of the site and location of native vegetation; (c) the amenity of adjoining lots; (d) the setbacks of adjoining buildings; (e) the height bulk and form of existing and proposed buildings; and (f) the visual impact of buildings when viewed in the landscape and from the foreshore.

GSB-P1.6.2 Building design

Objective:	That building design includes materials and colours that are unobtrusive in the landscape	
Acceptable Solutions		Performance Criteria
A1	Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	P1 No Performance Criteria.
A2	Exterior building surfaces must be natural colours such as black, grey, brown and green.	P2 No Performance Criteria.

GSB-P1.6.3 Frontage fences

Objective:	That frontage fences do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1	Frontage fences must: (a) be of post and wire construction; and (b) be no more than 1.2m high.	P1 No Performance Criteria.

GSB-P1.7 Development Standards for Subdivision

GSB-P1.7.1 Subdivision

Objective:	To prohibit the creation of new lots.	
Acceptable Solutions		Performance Criteria
A1	The subdivision does not create additional lots unless for the purpose of providing lots for public open space, a riparian or littoral reserves or utilities.	P1 No Performance Criteria.

GSB-P1.8 Tables

This clause is not used in this particular purpose zone.

GSB-P2.0 Particular Purpose Zone – The Gulch

GSB-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – The Gulch is:

- GSB-P2.1.1 To provide for aquaculture, tourism, food services and related activities.
- GSB-P2.1.2 To provide for compatible use that complement or enhance existing use in the zone.
- GSB-P2.1.3 To provide for the protection and management of landscape values of the zone.

GSB-P2.2 Local Area Objectives

This clause is not used in this particular purpose zone.

GSB-P2.3 Definition of Terms

This clause is not used in this particular purpose zone.

GSB-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Manufacturing and Processing	If associated with aquaculture, marine farming shore facility, seafood processing or a maritime purpose.
Passive Recreation	
Resource Development	If for aquaculture or marine farming shore facility.
Resource Processing	If for seafood processing.
Discretionary	
Community Meeting and Entertainment	If for arts and craft centre, function centre ⁶ , museum, or public art gallery.
Emergency Services ⁷	
Food Services	

⁶ New use

⁷ New use – not envisaged or likely – for consistency with SPP policy

General Retail and Hire	If associated with aquaculture, passive recreation ⁸ or a maritime purpose.
Pleasure Boat Facility	
Service Industry	If associated with aquaculture or a maritime purpose.
Research and Development	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB –P2.5 Use Standards

GSB-P2.5.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to a sensitive use.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of:</p> <p>(a) 7.00am to 7.00pm Monday to Saturday; and</p> <p>(b) nil Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, must not cause an unreasonable loss of amenity to a sensitive use, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>	
<p>A2</p> <p>External lighting must:</p> <p>(a) not operate within the hours of 10.00pm to 7.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.</p>	<p>P2</p> <p>External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of proposed light sources and their intensity;</p> <p>(b) the location of the proposed light sources;</p> <p>(c) the topography of the site; and</p> <p>(d) any existing light sources.</p>	

⁸ New use – kayaks etc

<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of:</p> <p>(a) 7.00am to 7.00pm Monday to Saturday; and</p> <p>(b) ⁹nil on Sunday and public holidays.</p>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the extent and timing of traffic generation;</p> <p>(b) the dispatch of goods and materials; and</p> <p>(c) the existing levels of amenity.</p>
<p>A4</p> <p>Outdoor work areas, excluding areas associated with the unloading and loading of commercial vehicles, must be separated a distance of not less than 50m from a sensitive use¹⁰.</p>	<p>P5</p> <p>Outdoor work areas, excluding areas associated with the unloading and loading of commercial vehicles, must not cause an unreasonable loss of amenity to a sensitive use, having regard to:</p> <p>(a) the characteristics and frequency of emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any proposed mitigation measures.</p>
<p>A5</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a residential zone.</p>	<p>P5</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a residential zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:</p> <p>(a) the characteristics and frequency of emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any proposed mitigation measures.</p>
<p>A6</p>	<p>P6</p>

⁹ Minor modification to align with hours of operation

¹⁰ Split 35.5.5 into two components – align with SPP air con use clause and more practical 10m setback

<p>Outdoor storage areas must:</p> <p>(a) not encroach upon areas set aside for car parking, access or retention of native vegetation; and</p> <p>(b) not be visible from a public road.</p>	<p>Outdoor storage areas must be located or screened to minimise loss of visual amenity, having regard to:</p> <p>(a) the visibility from a public road;</p> <p>(b) the extent and nature of goods or equipment stored externally; and</p> <p>(c) any existing or proposed alternative purpose for that part of the site.</p>
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GSB-P2.6 Development Standards for Buildings and Works

GSB-P2.6.1 Building height, setback and siting

Objective:	<p>That height, setback and siting of buildings:</p> <p>(a) is compatible with the coastal character of the area</p> <p>(b) is compatible with vistas over unique geological landmarks;</p> <p>(c) minimises impact on adjacent uses.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than 10m.</p>	<p>P1</p> <p>Building height must be compatible with the coastal character of the area and not cause an unreasonable loss of views or amenity, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjoining properties;</p> <p>(c) the bulk and form of proposed buildings;</p> <p>(d) the siting of proposed buildings in relation to significant views from public land or buildings within the zone; and</p> <p>(e) any overshadowing of adjoining properties or public spaces.</p>
<p>A2</p> <p>Buildings must have a setback from the centreline of Waubs Esplanade of not less than 12m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the character of the area, having regard to:</p> <p>(a) the topography of the site;</p>

	<ul style="list-style-type: none"> (b) the setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing informal streetscape of access to buildings from side roads where practicable; and (f) the retention of vegetation along Waubs Esplanade.
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GSB-P2.6.2 Building design

Objective:	That the building design: <ul style="list-style-type: none"> (a) is compatible with the character of the zone; (b) is compatible with the coastal location of the site and existing vistas within and through the zone; and (c) minimises loss of native vegetation
Acceptable Solutions	Performance Criteria
A1 Building design is for additions or alterations.	P1 Buildings design must be compatible with the character of the area, having regard to: <ul style="list-style-type: none"> (a) the height, bulk and form of existing and proposed buildings; (b) the exterior materials and colours of existing and proposed buildings; (c) the extent of cut and fill; (d) the extent of native vegetation retained or replaced; (e) the location or screening of mechanical plant and equipment; and (f) the extent and quality of any view through the site.

GSB-P2.7 Development Standards for Subdivision

GSB-P2.7.1 Subdivision

Objective:	To prohibit the creation of new lots.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>The subdivision does not create additional lots unless for the purpose of providing lots for public open space, a riparian or littoral reserves or utilities.</p>	<p>P1</p> <p>No Performance Criteria.</p>
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GSB-P2.8 Tables

This clause is not used in this particular purpose zone.

GSB-P3.0 Particular Purpose Zone – Spring Bay Mill

GSB-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Spring Bay Mill is:

- GSB-P3.1.1 To provide for visitor accommodation, community, marine and horticultural research, gardens, commercial, cultural and educational uses that do not compete with Triabunna in meeting daily needs of residents.
- GSB-P3.1.2 To allow environmental and visual values of the site to be respected and enhanced.
- GSB-P3.1.3 To provide for the adaptive re-use of existing infrastructure and buildings.

GSB-P3.2 Local Area Objectives

This clause is not used in this particular purpose zone.

GSB-P3.3 Definition of Terms

This clause is not used in this particular purpose zone.

GSB-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Hotel Industry	
Tourist Operation	
Visitor Accommodation	
Discretionary	
General Retail and Hire	

Manufacturing and Processing	
Pleasure Boat Facility	
Port and Shipping	
Research and Development	
Residential	If for boarding house, communal residence (residential college ¹¹ only) or hostel.
Resource Processing	If associated with aquaculture, horticulture, viticulture or equivalent agricultural uses.
Sports and Recreation	
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

¹¹ RC used in IPS – in SPP defined as a subset of communal residence.

GSB-P3.5 Use Standards

This clause is not used in this particular purpose zone.

GSB-P3.6 Development Standards for Buildings and Works

GSB-P3.6.1 Building height, setback and siting

Objective:	That height, setback and siting of buildings must: (a) not cause an unreasonable impact on the visual character of the site and the landscape values of the surrounding area; and ¹² (b) minimises the impact on adjacent uses.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than 10m.</p>	<p>P1</p> <p>Building height must be compatible with the visual character of the site and the landscape values of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) the bulk and form of proposed buildings; and (d) native vegetation to be retained, replaced or planted.
<p>A2</p> <p>Buildings must have a setback from frontage, side and rear boundaries of not less than 10m.</p>	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable impact to visual character of the site or the amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height bulk and form of existing and proposed buildings; (e) the character of the development existing on established properties in the area; and (f) the location of native vegetation.

¹² Removed reference to streetscape – considered irrelevant.

<p>A3</p> <p>Buildings must have a setback from the adjoining Light Industrial Zone of not less than 30m.</p>	<p>P3</p> <p>Buildings must be sited to mitigate potential land use conflict with the adjoining zone.</p>
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GSB-P3.6.2 Building Design

Objective:	That building design includes materials and colours that are unobtrusive in the landscape	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Exterior building surfaces must:</p> <p>(a) be coloured using colours with a light reflectance value not greater than 40 percent; and</p> <p>(b) be coloured using dark or muted toned colours specified in AS2700: 2011 Colour Standards for General Purposes.</p>	<p>P1</p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>	
<p>A2</p> <p>Site coverage must be no more than 5%.</p>	<p>P2</p> <p>Site coverage must prevent unreasonable adverse impacts on visual amenity of the site when viewed from surrounding locations and be sufficient to accommodate development that is consistent with the Zone Purpose Statements.</p>	

GSB-P3.6.3 Landscaping

Objective:	That native vegetation is retained or provided to enhance the environmental integrity of the land and provide a further buffer of native vegetation is maintained to the adjoining industrial area.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Native vegetation is retained.</p>	<p>P1</p> <p>Native vegetation must be retained or provided, having regard to:</p> <p>the extent, condition and visibility of native vegetation in the vicinity; and</p> <p>the extent of change to the integrity of the buffer of native vegetation to the adjoining industrial area.</p>	

GSB-P3.7 Development Standards for Subdivision

GSB-P3.7.1 Subdivision

Objective:	To prohibit the creation of new lots.	
Acceptable Solutions	Performance Criteria	
A1 The subdivision does not create additional lots unless for the purpose of providing lots for public open space, a riparian or littoral reserves or utilities.	P1	No Performance Criteria.

GSB-P3.8 Tables

This clause is not used in this particular purpose zone.

GSB-P4.0 Particular Purpose Zone – Saffire Freycinet

GSB-P4.1 Zone Purpose

The purpose of the Particular Purpose Zone – Saffire Freycinet is:

- GSB-P4.1.1 To provide for the continued use and development of Saffire Freycinet resort.
- GSB-P4.1.2 To provide for use and development that complements the existing use of the Saffire Freycinet resort and does not compromise or distort the role of existing activity centres.

GSB-P4.2 Local Area Objectives

This clause is not used in this particular purpose zone.

GSB-P4.3 Definition of Terms

This clause is not used in this particular purpose zone.

GSB-P4.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Food Services ¹³	
Tourist Operation	
Visitor Accommodation	
Discretionary	
Educational and Occasional Care	
Emergency Services	
General Retail and Hire	

¹³ See use standard

Hotel Industry	
Pleasure Boat Facility	
Research and Development	
Residential	
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-P4.5 Use Standards

GSB-P4.5.1 Food Services

Objective:	That Food Services uses complement the visitor accommodation and tourism use of the Saffire Freycinet resort.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Food service must:</p> <p>(a) replace an existing use; or</p> <p>(b) have an additional gross floor area of no more than 200m².</p>	<p>P1</p> <p>Food service must complement or support the Saffire Freycinet resort, having regard to:</p> <p>(a) the size and scale of the proposed use;</p> <p>(b) the function of the Coles Bay activity centre;</p> <p>(c) the extent that the proposed use impacts on the Coles Bay activity centre; and</p> <p>(d) the extent that the use caters for demand from visitors to the accommodation.</p>	

GSB-P4.5.2 Discretionary Uses

Objective:	That discretionary uses complement the visitor accommodation and tourism use of Saffire Freycinet resort.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Discretionary use must complement or support the Freycinet Saffire Resort, having regard to:</p> <p>(a) the operational efficiency of any Permitted use operating in the zone;</p> <p>(b) the scale of the use relative to any Permitted use operating in the zone;</p> <p>(c) the function of the Coles Bay activity centre; and</p> <p>(d) the degree to which the use duplicates commercial or retail uses that serve the residential population of Coles Bay.</p>	

GSB-P4.6 Development Standards for Buildings and Works

GSB-P4.6.1 Building height, setback and siting

Objective:	That height, setback and siting of buildings must not cause an unreasonable impact on the visual character of the site and the landscape values of the surrounding area. ¹⁴
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than 8m.</p>	<p>P1</p> <p>Building height must be compatible with the visual character of the site and the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site; (c) the bulk and form of proposed buildings; and (d) native vegetation to be retained, replaced or planted.
<p>A2</p> <p>Buildings must have a setback from frontage of not less than 10m.</p>	<p>P2</p> <p>Building setback from frontage must be compatible with the character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height bulk and form of existing and proposed buildings; (d) the appearance when viewed from Coles Bay Road; and (e) the retention of native vegetation.
<p>A3</p> <p>Buildings must have a setback from a side or rear boundary of not less than:</p> <ul style="list-style-type: none"> (a) 5m; or (b) half the height of the wall <p>whichever is the greater.</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable impact to the adjoining Conservation Area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site (b) the height bulk and form of existing and proposed buildings;

¹⁴ Removed reference to streetscape – considered irrelevant.

	(c) native vegetation to be retained, replaced or planted.
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GSB-P4.6.2 Building Design

Objective:	That building design includes materials and colours that minimise visual impact on in the landscape	
Acceptable Solutions		Performance Criteria
A1	Exterior building surfaces must be coloured using dark or muted toned colours specified in AS2700: 2011 Colour Standards for General Purposes.	P1 Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.

GSB-P4.6.3 Cut and fill

Objective:	That cut and fill has minimal impact to the landscape and to natural values.	
Acceptable Solutions		Performance Criteria
A1	Fill and excavation must: (a) be no more than 1m from natural ground level, excluding any building foundation; (b) be required for the construction of buildings or access.	P1 Fill and excavation must minimise impact to natural values and to the landscape qualities of the site, having regard to: (a) the topography of the site; (b) the extent and depth proposed; (c) the proximity to adjoining land; and (d) the location of native vegetation.

GSB-P4.7 Development Standards for Subdivision

GSB-P4.7.1 Subdivision

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the Zone; and (b) is provided with appropriate access to a road.	
Acceptable Solutions		Performance Criteria
A1		P1

<p>The subdivision does not create additional lots unless for the purpose of providing lots for public open space, a riparian or littoral reserves or utilities.</p>	<p>Each lot must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none">(a) the relevant requirements for development of buildings on the lot;(b) the existing buildings and the location of intended buildings; and(c) the accessibility for vehicles providing for supplies, waste removal and emergency services.
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GSB-P4.8 Tables

This clause is not used in this particular purpose zone.

GSB-P5.0 Particular Purpose Zone – North Bicheno Future Urban

GSB-P5.1 Zone Purpose

The purpose of the Particular Purpose Zone – North Bicheno Future Urban is:

- GSB-P5.1.1 To provide for the future development of visitor accommodation and residential uses in a manner sympathetic to the coastal location, including large-scale integrated complexes comprised of multiple uses.
- GSB-P5.1.2 To reinforce the activity centre at Bicheno.
- GSB-P5.1.3 To protect environmental values and avoid unreasonable loss of views of, and through, the area.
- GSB-P5.1.4 To provide for the efficient servicing of future development of the area.

GSB-P5.2 Local Area Objectives

This clause is not used in this particular purpose zone.

GSB-P5.3 Definition of Terms

This clause is not used in this particular purpose zone.

GSB-P5.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Passive Recreation	
Residential	If for single dwelling or home-based business.
Visitor Accommodation	
Discretionary	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	

Hotel Industry	
Residential	If not listed as Permitted.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-P5.5 Use Standards

GSB-P5.5.1 Use

Objective:	That uses do not cause an unreasonable loss of amenity to a sensitive use.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of:</p> <p>(a) 7.00am to 8.00pm Monday to Friday;</p> <p>(b) 8.00am to 6.00pm Saturday; and</p> <p>(c) 9.00am to 5.00pm Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to a sensitive use, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>	
<p>A2</p> <p>External lighting must:</p> <p>(a) not operate within the hours of 9.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.</p>	<p>P2</p> <p>External lighting must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of proposed light sources and their intensity;</p> <p>(b) the location of the proposed light sources;</p> <p>(c) the topography of the site; and</p> <p>(d) any existing light sources.</p>	

GSB-P5.6 Development Standards for Buildings and Works

GSB-P5.6.1 Building height

Objective:	That building height: (a) is compatible with the landscape; and (b) does not cause an unreasonable loss of amenity or views through the zone.	
Acceptable Solutions		Performance Criteria
A1	Building height must be no more than 5m.	P1 Building height must not adversely impact upon visual amenity of the site when viewed from surrounding locations and vegetation should be used to soften visual impacts.

GSB-P5.6.2 Development plan

Objective:	That development occurs in accordance with an approved development plan for the zone.	
Acceptable Solutions		Performance Criteria
A1	Buildings and works are for an addition or alteration.	P1 Buildings and works must be in accordance with a development plan approved by Council for the zone that specifies: (a) the provision of services; (b) the design of roads; (c) the subdivision of land, including lot size and frontage for all or part of the site; (d) the use of land; (e) the density of development; (f) use and development standards not otherwise specified in this zone including setback, design, landscaping, outbuildings, fencing, outdoor storage areas, landscaping, signage and standards for particular uses

GSB-P5.7 Development Standards for Subdivision

GSB-P5.7.1 Subdivision

Objective:	That subdivision is consistent with an overall development plan for the zone.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Subdivision must be in accordance with a development plan for the zone.	

GSB-P5.8 Tables

This clause is not used in this particular purpose zone.

GSB-S1.0 Spring Bay Marina Specific Area Plan

GSB-S1.1 Plan Purpose

The purpose of the Spring Bay Marina Specific Area Plan is:

- GSB-S1.1.1 To provide for a sustainable, high quality precinct comprised of marina, residential, visitor accommodation and tourism use within identified precincts across the site and other complementary uses.
- GSB-S1.1.2 To allow for a major visitor attraction that will contribute to the local economy and encourage visitors to stay longer in the municipal area.
- GSB-S1.1.3 To minimise impact to visual, environmental or cultural values.
- GSB-S1.1.4 To protect the role of the Triabunna activity centre provide for the protection of topographic features that provide visual amenity.
- GSB-S1.1.5 To enhance connections between the town centre and the marina.
- GSB-S1.1.6 To encourage energy and resource saving measures to be adopted in the design and construction of works and buildings.

GSB-S1.2 Application of this Plan

- GSB-S1.2.1 The specific area plan applies to the area of land designated as Spring Bay Marina Specific Area Plan on the overlay maps and in Figure S1.10.1.
- GSB-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for, and are in addition to the provisions of the Open Space Zone as specified in the relevant provision.
- GSB-S1.2.3 Signage within the specific area plan is considered under C1.0 Signs Code as if the land within the specific area plan was within the Village Zone.

GSB-S1.3 Local Area Objectives

GSB-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
S1.3.1.1	Marina Residential Precinct, as shown in Figure S1.10.1	<p>The Marina Residential Precinct will:</p> <ul style="list-style-type: none"> (a) provide residential and visitor accommodation linked to marina berth facilities; (b) comprise separate titles only under the Strata Titles Act 1998;

		<p>(c) provide marine infrastructure and improved navigational waters for a range of vessels;</p> <p>(d) enhance public amenity and pedestrian access and include a boardwalk around the foreshore and paths linking to surrounding areas</p>
S1.3.1.2	Marine Service Industry Precinct, as shown in Figure S1.10.1	<p>The Marine Service Industry Precinct will:</p> <p>(a) comprise industrial uses associated with marine activities including facilities for the storage, servicing and repair of boats or marine equipment, and ship chandlers;</p> <p>(b) provide opportunities for enhanced community and recreational activities such as those that compliment activities of the Spring Bay Boat Club.</p>
S4.3.1.3	Future Development Precinct, as shown in Figure S1.10.1	<p>The Future Development Precinct will:</p> <p>(a) comprise separate titles only under the Strata Titles Act 1998;</p> <p>(b) provide for public access, open space and recreation across a minimum 10% of the precinct.</p>

GSB-S1.4 Definition of Terms

GSB-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Marina Residential Precinct	Means the area identified in Figure S1.10.1.
Marine Industry Service Precinct	Means the area identified in Figure S1.10.1.
Future Development Precinct	Means the area identified in Figure S1.10.1.

GSB-S1.5 Use Table

This clause is a substitution for Open Space Zone – clause 29.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for home-based child care up to 8 children.
Utilities	If for minor utilities.
Permitted	
Food Services	If café or restaurant located in Marina Residential Precinct.
Natural and Cultural Values Management	
Port and Shipping	If located in Marine Service Industry Precinct.
Passive Recreation	
Pleasure Boat Facility	If for marina.
Residential	If for multiple dwellings or home-based business in the Marina Residential Precinct or Future Development Precinct.
Visitor accommodation	If located in the Marina Residential Precinct.
Discretionary	
Community Meeting and Entertainment	
Educational and Occasional Care	If childcare centre located in Future Development Precinct. If not listed as No Permit Required.
Emergency Services ¹⁵	
Food Services	If take away food premises. If not listed as Permitted.
General Retail and Hire	If associated with marine activities and located in Marine Industry Services Precinct.
Hotel Industry	If not displacing a residential use.
Tourist Operation	If associated with marina berths or marine activities.
Utilities	If not listed as No Permit Required.

¹⁵ New use

Vehicle Parking	
Vehicle Fuel Sales and Service	If located in Marine Industry Services Precinct and for marine vessels.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

GSB-S1.6 Use Standards

This clause is a substitution for Open Space Zone – clause 29.3 Use standards.

GSB-S1.6.1 Residential and Visitor Accommodation uses

Objective:	That residential or visitor accommodation use in the Marina Residential Precinct is associated with marina berths.	
Acceptable Solutions	Performance Criteria	
A1 Marina berths must be provided at a rate of no less than 1.1 for: (a) each dwelling in a multiple dwelling development; and (b) each self-contained visitor accommodation unit;	P1 No Performance Criteria.	

GSB-S1.7 Development Standards for Buildings and Works

GSB-S1.7.1 Building height, setback and siting

This clause is a substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting

Objective:	That building bulk, height, form and siting: (a) is compatible with the streetscape; and (b) does not cause unreasonable loss of amenity to adjoining properties.	
Acceptable Solutions	Performance Criteria	
A1 Building height must be no more than 8.5m.	P1 No Performance Criteria.	
A2	P2	

<p>Buildings must have a setback from a frontage of no less than:</p> <p>(a) 12m, if fronting the Esplanade as measured from the road centreline;</p> <p>(b) 4m, if fronting any other road.</p>	<p>Buildings must have a setback from a frontage that is compatible with streetscape and character of development existing in the area, having regard to:</p> <p>(a) the topography of the site and the design response to topography;</p> <p>(b) the setback of buildings on adjoining properties;</p> <p>(c) the height, bulk and form of existing and proposed buildings;</p> <p>(d) any Local Area Objective.</p>
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of no less than 4m.</p>	<p>P3</p> <p>Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the height, bulk and form of existing and proposed buildings;</p> <p>(b) sunlight to private open space and windows of habitable rooms on adjacent properties;</p> <p>(c) overlooking and reduction of privacy of adjoining properties;</p> <p>(d) the nature and extent of use of adjoining public land and public benefits of maintaining separation from passive recreation infrastructure; and</p> <p>(e) any Local Area Objective.</p>

GSB-S1.7.2 Building Design

This clause is an addition to Open Space Zone – Clause 29.4 Development Standards for Buildings and Works

Objective:	<p>That building design:</p> <p>(a) includes materials and colours that are compatible with the character of the area; and</p> <p>(b) contributes to the streetscape;</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P1</p> <p>Exterior building surfaces must be compatible with the landscape and adjoining buildings in the</p>

	<p>streetscape and avoid highly reflective external finishes, having regard to:</p> <ul style="list-style-type: none"> (a) the colours and reflectivity of existing and proposed buildings; (b) the siting of the building in the landscape and the extent that the proposed building is visible from a public space; and (c) any Local Area Objective.
<p>A2</p> <p>Site coverage must be no more than:</p> <ul style="list-style-type: none"> (a) that shown in Figure S1.10.1, if within the Marina Residential Precinct; and (b) 50%, if within the Future Development Precinct. 	<p>P2</p> <p>No Performance Criteria.</p>

GSB-S1.7.3 Private open space for multiple dwelling use

This clause is an addition to Open Space Zone – Clause 29.4 Development Standards for Buildings and Works

Objective:	That multiple dwelling use is provided with private open space that is conveniently located, meets reasonable needs of occupants and has access to sunlight.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Multiple dwellings must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> i. 25m²; or ii. 10m² if the dwelling has a finished floor level of more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a horizontal dimension of not less than: <ul style="list-style-type: none"> i. 3m; or ii. 2m if the dwelling has a finished floor level of more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1</p> <p>No Performance Criteria.</p>

GSB-S1.8 Development Standards for Subdivision

GSB-S1.8.1 Subdivision

The clause is a substitution for Open Space Zone – Clause 29.5 Development Standards for Subdivision.

Objective:	To prohibit the creation of new lots.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision does not create additional lots unless for the purpose of providing lots for public open space, a riparian or littoral reserves or utilities.</p>	<p>P1</p> <p>No Performance Criteria.</p>

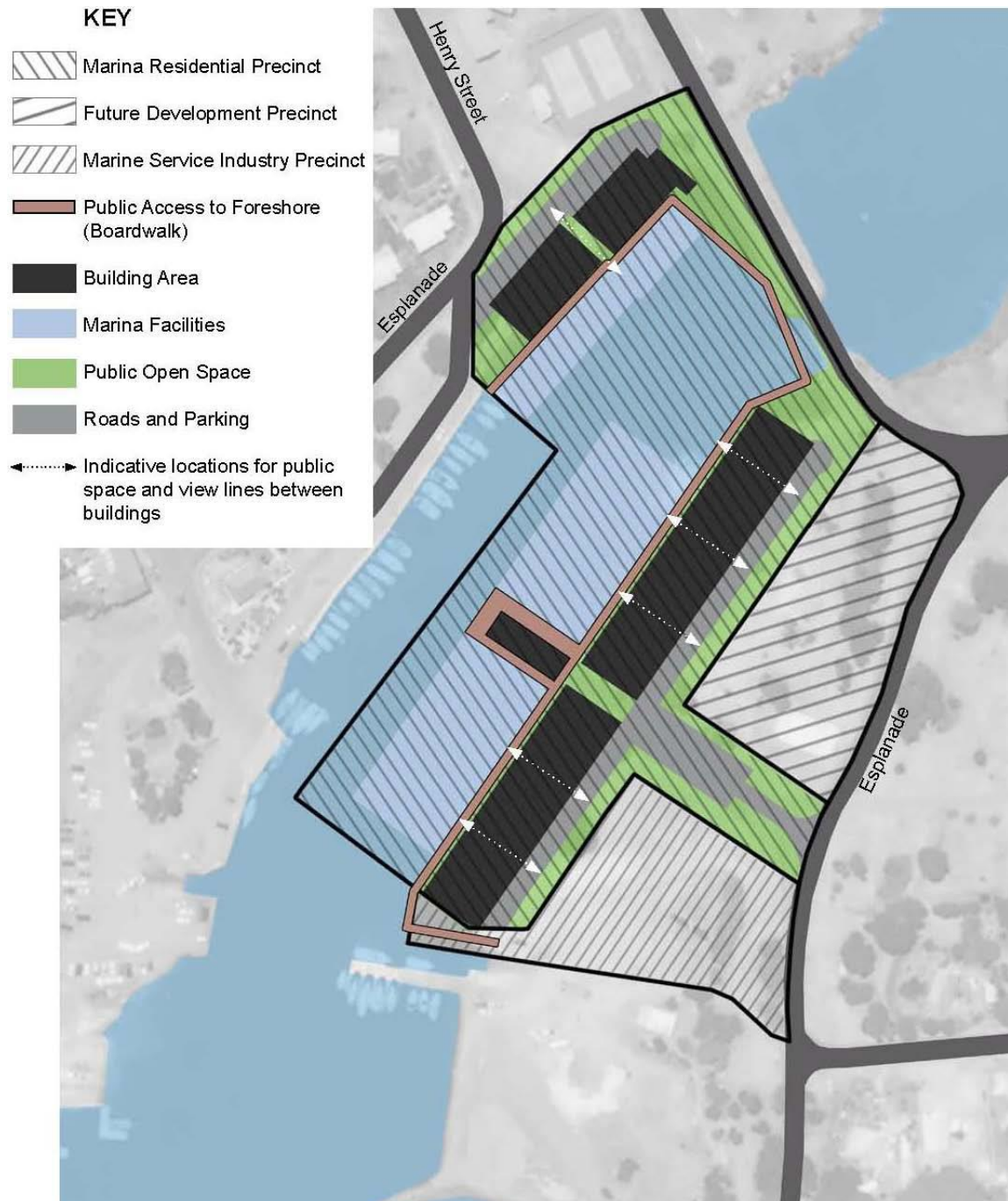
GSB-S1.9 Tables

This clause is not used in this particular purpose zone.

GSB-S1.10 Figures

GSB-S1.10.1

Figure 1. Spring Bay Marina Precinct Plan



GSB-2.0 Bicheno Golf Club Specific Area Plan

GSB-S2.1 Plan Purpose

The purpose of the Bicheno Golf Club Specific Area Plan is:

- GSB-S2.1.1 To provide for a sustainable, high quality 18 hole golf course and integrated residential estate.
- GSB-S2.1.2 To provide for the management of environment values in a sensitive coastal location and in particular the Denison Beach shore bird nesting areas.
- GSB-S2.1.3 To provide for the protection of dune morphology and ecology and surrounding wetland systems.
- GSB-S2.1.4 To provide for development that has a positive relationship to the golf course and the environment through appropriate siting and architectural design that includes materials, surfaces and colourings that blend with the surrounding environment.
- GSB-S2.1.5 To provide for non-residential use that is of a scale compatible with the residential estate.
- GSB-S2.1.6 To provide for the management of visual values of the site and mitigation of visual impact on surrounding locations at the Tasman Highway corridor.

GSB-S2.2 Application of this Plan

- GSB-S2.2.1 The specific area plan applies to the area of land designated as Bicheno Golf Club Specific Area Plan on the overlay maps.
- GSB-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for, and are in addition to the provisions of the Open Space Zone as specified in the relevant provision.

GSB-S4.3 Local Area Objectives

This clause is not used in this specific area plan.

GSB-S1.4 Definition of Terms

This clause is not used in this specific area plan.

GSB-S2.5 Use Table

This clause is a substitution for Open Space Zone – clause 29.2 Use Table.

Use Class	Qualification
No Permit Required	
Utilities	If for minor utilities.
Permitted	
Passive Recreation	
Residential	If for home-based business or single dwelling.
Sport and Recreation	If for golf course.
Discretionary	
Sport and Recreation	If not listed as Permitted.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	
Prohibited	
All other uses	

GSB-S2.6 Use Standards

This clause is a substitution for Open Space Zone – clause 29.3 Use standards.

GSB-S2.6.1 Residential and Visitor Accommodation uses

Objective:	That residential and visitor accommodation use is in accordance with the development plan.	
Acceptable Solutions		Performance Criteria
A1 Residential use must be for a single dwelling.		P1 Residential use must be for a communal residence that: <ul style="list-style-type: none"> (a) is not located on lots 44, 61 or balance; (b) does not displace a single dwelling or visitor accommodation use,

	if there are no more than 10 in the specific area plan.
A2 No Acceptable Solution.	P2 Visitor accommodation must: (a) be contained in no more than one building per lot; (b) not displace a single dwelling use, if there are no more than 20 in the specific area plan.

GSB-S2.7 Development Standards for Buildings and Works

GSB-S2.7.1 Building height, setback and siting

This clause is a substitution for Open Space Zone – clause 29.4.1 Building height, setback and siting

Objective:	That building bulk, height, form and siting: (c) is compatible with the streetscape; (d) does not cause unreasonable impact to visual amenity of the site or surrounding coastal landscape; and (e) does not cause unreasonable loss of amenity to adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than 8m.	P1 No Performance Criteria.
A2 Buildings must have a setback from a frontage of no less than 5m.	P2 No Performance Criteria.
A3 Buildings must have a setback from side and rear boundaries of no less than 5m.	P3 No Performance Criteria

GSB-S2.7.2 Fencing

This clause is an addition to Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That fencing maintains an open, natural landscape character through the specific area plan.	
Acceptable Solutions	Performance Criteria	
A1 No fences on street or golf course boundaries.	P1 No Performance Criteria.	
A2 Side or rear boundary fences must: (a) have a height of no more than 2m; and (b) have a height of no more than 1m along or within 5m of a frontage or rear boundary.	P2 No Performance Criteria.	

GSB-S2.7.3 Building Design

This clause is an addition to Open Space Zone – Clause 29.4 Development Standards for Buildings and Works

Objective:	That building design: (a) includes materials and colours that are compatible with the coastal landscape character of the area; and (b) contributes to the streetscape;	
Acceptable Solutions	Performance Criteria	
A1 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	P1 Exterior building surfaces must be compatible with the landscape and adjoining buildings in the streetscape and avoid highly reflective external finishes, having regard to: (d) the colours and reflectivity of existing and proposed buildings; (e) the siting of the building in the landscape and the extent that the proposed building is visible from a public space; and (f) any Local Area Objective.	
A2 Site coverage must be no more than: (c) 50%, if the lot is less than 800m ² ; and (d) 400m ² , if the lot is more than 800m ² .	P2 No Performance Criteria.	

GSB –S2.8 Development Standards for Subdivision

GSB-S2.8.1 Subdivision

This clause is a substitution for Open Space Zone – clause 29.5 Development Standards for Subdivision.

Objective:	That subdivision occurs in accordance with the development plan for the site.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision is in accordance with the approved subdivision plan.	P1 The number of lots must not exceed 61 and each lot must be compatible with the golf course, ecological and morphological values and residential development, and having regard to: (a) easements to which the site is subject; and (b) the suitability of the land, including topography	

GSB-S2.9 Tables

This clause is not used in this specific area plan.

GSB-S3.0 Louisville Road Specific Area Plan¹⁶

GSB-S3.1 Plan Purpose

The purpose of the Louisville Road Specific Area Plan is:

- GSB-S3.1.1 To provide for a sustainable, high quality tourism, recreational and residential estate.
- GSB-S3.1.2 To allow for a major visitor attraction that will encourage visitors to stay longer in the municipal area.
- GSB-S3.1.3 To provide for public access and passive recreational use including connectivity between Triabunna & Orford.
- GSB-S3.1.4 To provide for the protection of topographic features that provide visual amenity.
- GSB-S3.1.5 To provide for the restoration of native vegetation for screening and habitat.
- GSB-S1.1.6 To encourage energy and resource saving measures to be adopted in the design and construction of works and buildings.

GSB-S3.2 Application of this Plan

- GSB-S3.2.1 The specific area plan applies to the area of land designated as Louisville Road Specific Area Plan on the overlay maps and in Figure S3.10.1.
- GSB-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for, and are in addition to the provisions of the Rural Zone as specified in the relevant provision.
- GSB-S1.2.3 Signage within the specific area plan is considered under C1.0 Signs Code as if the land within the specific area plan was within the Village Zone.

GSB-S3.3 Local Area Objectives

GSB-S3.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
S3.3.1.1	Golf Precinct, as shown in Figure S3.10.1.	<p>The Golf Precinct will:</p> <ul style="list-style-type: none"> (a) consist of an international standard woodland golf course to service the visitor as well as the local community; and (b) achieve the highest standard in environmental design and management in terms of water usage and treatment, tree preservation, management of native flora

¹⁶ Specific Area Plan is within the Rural Zone.

		and fauna and enhancement of existing landscape.
S3.3.1.2	Open Space and Reserves Precinct, as shown in Figure S3.10.1.	The Open Space and Reserves Precinct will: <ul style="list-style-type: none"> (a) provide for unimpeded public access through the site; and (b) use local provenance species in landscaping;
S3.3.1.3	Residential Precinct, as shown in Figure S3.10.1.	The Residential Precinct will: <ul style="list-style-type: none"> (c) provide a residential coastal community comprised of a variety of dwelling types and sizes designed to respond to the needs and lifestyle of visitors and residents; (d) develop dwellings, roads and infrastructure within a vegetated setting, with retention of bushland and vegetation; (e) include substantial areas of vegetation planting of local provenance with a mixture of permaculture/edible landscape elements; (f) provide pedestrian links to encourage walking and assist with the building of a neighbourhood community; (g) maximise energy efficiency in the design and construction of buildings; (h) provide for a retirement village; (i) minimise visual impact upon surrounding locations particularly in terms of impacts upon the skyline or tree canopy when viewed from surrounding land; and (j) provide buildings that compliment the surrounding natural environment.
S3.3.1.4	Hub Precinct, as shown in Figure S3.10.1 and further described by Figure GSB-S3.10.1	The Hub Precinct will: <ul style="list-style-type: none"> (a) create a central place of activity made up of varying density uses clustered around a wood / heathland open space; (b) encourage the development of administration, restaurants, shops, golf club

		<p>house, tourist retail and community entertainment facilities;</p> <p>(c) provide attractions and amenities such as a health spa, maritime museum, art gallery and other cultural activities with a range of accommodation types including golf edge duplex, single dwellings, grouped courtyard accommodation and park front dwellings above ground level tourist and retail uses;</p> <p>(d) promote pedestrian activity through creating dynamic and accessible people oriented mix-use spaces with awnings, verandas, colonnades, shaded walks and wide landscaped footpaths;</p> <p>(e) include parking areas that are provided mid-block and carefully arranged to maintain a courtyard feel to the surrounding accommodation; and</p> <p>(f) Distinguish differing components within the Hub as shown on The Hub Component Layout and including:</p> <ul style="list-style-type: none"> i. The Entry Way; dwelling; visitor accommodation and retail; ii. Golf Accommodation; dwelling and visitor accommodation; iii. The Arts Space; dwelling, retail and workshop iv. The Golf Club House; v. Accommodation on Common; dwelling and visitor accommodation; vi. The Jetty; vii. The Aquatic Club; and viii. The Maritime Museum.
S3.3.1.5	Eco Cabin Precinct, as shown in Figure S3.10.1.	<p>The Eco Cabin Precinct will:</p> <p>(a) not be further subdivided;</p> <p>(b) provide for single and double dwelling retreat style accommodation integrated into the natural environment with minimal visual impact on the surrounding area;</p>

		<p>(c) ensure buildings are designed in accordance with the Australian Council of Building Design Professionals LTD (BPD) Environment Design Guide 2022 (or as amended from time to time);</p> <p>(d) require car parking within communal landscaped car courts to minimise vegetation disturbance; and</p> <p>(e) ensure all servicing of the eco cabins is via a minimum width pedestrian track linking the dwellings to a minimum width road network.</p>
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GSB-S3.4 Definition of Terms

GSB-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Golf Precinct	Means the area identified in Figure GSB-S3.10.1
Open Space and Reserves Precinct	Means the area identified in Figure GSB-S3.10.1
Residential Precinct	Means the area identified in Figure GSB-S3.10.1
Hub Precinct	Means the area identified in Figure GSB-S3.10.1 and further described by Figure GSB-S3.10.1
Eco Cabin Precinct	Means the area identified in Figure GSB-S3.10.1

GSB-S3.5 Use Table

This clause is a substitution for Rural Zone – clause 20.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management ¹⁷	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for consulting room.
Community Meeting and Entertainment	If located in Hub Precinct. ¹⁸
Educational and Occasional Care	If for child care located in Hub Precinct.
Food Services	If located in the Entry Way or Arts Spaces areas in the Hub Precinct.
General Retail and Hire	If for local shop within the Hub Precinct.
Hotel Industry	If located within the Hub Precinct.
Passive Recreation	
Residential	If for single dwelling located in the Residential Precinct or in the Entry Way or Golf Accommodation areas in the Hub Precinct.
Sport and Recreation	If for golf course located in Golf Precinct.
Vehicle Parking	If located in Golf Precinct.
Visitor Accommodation	If located in Residential Precinct, Hub Precinct or Eco Cabin Precinct.
Discretionary	
Business and Professional Services	If located in Hub Precinct. ¹⁹
Emergency Services ²⁰	

¹⁷ Additional use

¹⁸ Translation of existing 'civic building' qualification

¹⁹ Addition

²⁰ Additional use

Sports and Recreation	If not listed as Permitted.
Residential	If located in Residential Precinct or Hub Precinct and if not listed as Permitted.
Tourist Operation	If located in Hub Precinct.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-S3.6 Use Standards

GSB-S3.6.1 Precinct Boundaries²¹

This clause in an addition to Rural Zone – Clause 20.3 Use Standards

Objective:	That use is compatible with identified precinct boundaries.	
Acceptable Solutions	Performance Criteria	
A1 Use is no permit required or permitted in the precinct described in Figure GSB-S4.10.1 and further described by Figure GSB-S4.10.1.	P1 Use must be compatible with the purpose and local area objectives of this specific area plan.	

GSB-S3.6.2 All uses²²

This clause is a substitution to Rural Zone – Clause 20.3.1 Discretionary use

Objective:	That uses do not cause an unreasonable loss of amenity to a sensitive use.	
Acceptable Solutions	Performance Criteria	
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (d) 7.00am to 8.00pm Monday to Friday; (e) 8.00am to 6.00pm Saturday; and	P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to a sensitive use, having regard to: (c) the timing, duration or extent of vehicle movements; and	

²¹ Implements F3.2.3 of the IPS. Compatible preferred to consistent.

²² Implements F3.5 – omits noise standard as per SPP structure.

(f) 9.00am to 5.00pm Sunday and public holidays.	(d) noise, lighting or other emissions.
<p>A2</p> <p>External lighting must:</p> <p>(c) not operate within the hours of 9.00pm to 6.00am, excluding any security lighting; and</p> <p>(d) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.</p>	<p>P2</p> <p>External lighting must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(e) the number of proposed light sources and their intensity;</p> <p>(f) the location of the proposed light sources;</p> <p>(g) the topography of the site; and</p> <p>(h) any existing light sources.</p>
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7.00am to 8.00pm Monday to Friday;</p> <p>(b) 8.00am to 6.00pm Saturday; and</p> <p>(c) 9.00am to 5.00pm on Sunday and public holidays.</p>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the extent and timing of traffic generation;</p> <p>(b) the dispatch of goods and materials; and</p> <p>(c) the existing levels of amenity.</p>

GSB-S3.7 Development Standards for Buildings and Works²³

GSB-S3.7.1 Building Height

This clause is a substitution to Rural Zone – Clause 20.4.1 Building Height

Objective:	<p>That building height:</p> <p>(a) is compatible with the landscape;</p> <p>(b) does not cause an unreasonable loss of amenity;</p> <p>(c) minimises the impact on adjacent uses.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than 8m above existing ground level.</p>	<p>P1</p> <p>Building height must be compatible with surrounding landscape and not cause an</p>

²³ Omits landscaping and energy & water efficiency standards

	<p>unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the design response to topography; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) The degree to which existing buildings on the site and adjoining properties are visible within the landscape; (d) the bulk and form of proposed buildings; (e) sunlight to habitable rooms and private open space in adjoining properties; (f) any overshadowing of adjoining properties or public spaces; (g) the requirements of the use; and (h) any Local Area Objective.
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GSB-S3.7.2 Building Setback

This clause is a substitution for Rural Zone – Clause 20.4.2 Setbacks

Objective:	That setback of buildings: <ul style="list-style-type: none"> (a) contributes positively to the streetscape (b) does not cause an unreasonable loss of amenity; (c) minimises the impact on adjacent uses. 	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Buildings must have a setback from frontage of:</p> <ul style="list-style-type: none"> (a) no less than 9m to Louisville Road; (b) no less than 5m to any other road. 		<p>P1</p> <p>Building must have a setback from frontage that is compatible with streetscape and character of development existing in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the design response to topography; (b) the setback of buildings on adjoining properties; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance of proposed buildings when viewed from roads and public places;

	<ul style="list-style-type: none"> (e) the safety of road users; and (f) any Local Area Objective.
<p>A2</p> <p>Buildings must have a setback from side and rear boundaries of not less than:</p> <ul style="list-style-type: none"> (a) 1.5m to a side boundary; (b) 3.0m to a rear boundary; (c) 6.0m to a side or rear boundary abutting the Golf Course Precinct; (d) 15m to a side or rear boundary abutting a coastal reserve or formed by High Water Mark. 	<p>P2</p> <p>Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the design response to topography; (b) the size, shape and orientation of the lot; (c) the setback of buildings on adjoining properties; (d) the height, bulk and form of existing and proposed buildings; (e) sunlight to private open space and windows of habitable rooms on adjacent properties; (f) the nature and extent of use of adjoining public land and public benefits of maintaining separation from passive recreation infrastructure; and (g) any Local Area Objective.

GSB-S3.7.3 Building Design

This clause is an addition to Rural Zone – Clause 20.4 Development Standards for Buildings and Works

Objective:	<p>That building design:</p> <ul style="list-style-type: none"> (a) includes materials and colours that are compatible with the landscape; and (b) contributes to the streetscape; (c) minimises impact to the landscape;
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P1</p> <p>Exterior building surfaces must be compatible with the landscape and adjoining buildings in the streetscape and avoid highly reflective external finishes, having regard to:</p>

	<ul style="list-style-type: none"> (a) the colours and reflectivity of existing and proposed buildings; (b) the siting of the building in the landscape and the extent that the proposed building is visible from a public space; and (c) any Local Area Objective.
<p>A2</p> <p>Building walls parallel to frontage must contain two or more windows and balconies, decks or wall offsets.</p>	<p>P2</p> <p>Building walls parallel to frontage must be designed to address the street and avoid large expanses of blank wall, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the design response to topography; (b) the size, shape and orientation of the lot; (c) the use of colours, materials, fenestration, articulation or other design responses; (d) the requirements of the use; and (e) any Local Area Objective.
<p>A3</p> <p>Fill and excavation must:</p> <ul style="list-style-type: none"> (a) be no more than 1m from natural ground level, excluding any building foundation; (b) be required for the construction of buildings or access. 	<p>P3</p> <p>²⁴Fill and excavation must minimise impact to natural values and to the landscape qualities of the site, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the extent and depth proposed; (c) the proximity to adjoining land; (d) the privacy of adjoining land; (e) the location of native vegetation; (f) the requirements of the use; and (g) any Local Area Objective

GSB-S3.7.4 Site coverage

This clause is an addition to Rural Zone – Clause 20.4 Development Standards for Buildings and Works

Objective:	<p>That site coverage:</p> <ul style="list-style-type: none"> (a) is compatible with the character of adjoining development; (b) provides sufficient area for private open space and landscaping.
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²⁴ F3.6.3 A3 / P3 excluding land instability – building matter

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The combined gross floor area of buildings must be no more than:</p> <p>(a) 350m², if on a lot less than 800m²;</p> <p>(b) 400m², if on a lot greater than 800m²;</p> <p>(c) 150m², if on a lot within the Eco Cabin Precinct.</p>	<p>P1</p> <p>²⁵The combined gross floor area of buildings must be consistent with that of adjoining development, having regard to:</p> <p>(a) the gross floor area of buildings on adjoining sites in the streetscape;</p> <p>(b) the size, shape and orientation of the lot;</p> <p>(c) the requirements of the use; and</p> <p>(d) any Local Area Objective.</p>

GSB-S3.7.5 Private open space for residential use

This clause is an addition to Rural Zone – Clause 20.4 Development Standards for Buildings and Works

Objective:	That residential use is provided with private open space that is conveniently located, meets reasonable needs of occupants and has access to sunlight.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Residential buildings must have private open space that:</p> <p>(c) is in one location and is not less than:</p> <p>iii. 50m²; or</p> <p>iv. 10m² if the dwelling has a finished floor level of more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(d) has a horizontal dimension of not less than:</p> <p>iii. 5m; or</p> <p>iv. 2m if the dwelling has a finished floor level of more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(e) is located between the dwelling and the frontage only if the frontage is oriented between 30 degrees west of true north and 30 degrees east of true north; and</p>	<p>P1</p> <p>Residential buildings must have private open space that is of sufficient size and dimensions to meet the needs of occupants for outdoor relaxation, dining, entertainment and children's play, having regard to :</p> <p>(a) the positioning of private open space in relation to living areas;</p> <p>(b) access to direct sunlight to the private open space and living areas; and</p> <p>(c) proximity to communal private open space or public open space.</p>

²⁵ F3.6.3 P4 excluding absolute maximum criteria.

(f) is directly accessible from an adjacent habitable room (other than a bedroom) unless the dwelling has a finished floor level of more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	
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GSB-S3.7.6 Outbuildings

This clause is an addition to Rural Zone – Clause 20.4 Development Standards for Buildings and Works

Objective:	That outbuildings are of a scale and are sited to not dominate the streetscape.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Outbuildings, that are freestanding, must:</p> <p>(a) have a combined gross floor area no more than 100 m²;</p> <p>(b) have a wall height no more than 3.5m and a building height not more than 4.5m;</p> <p>(c) have setback from frontage no less than 1m more than that of the dominant wall of existing or proposed dwelling on the site;</p> <p>(d) be developed in conjunction with a existing or proposed dwelling.</p>	<p>P1</p> <p>Outbuildings, that are freestanding, must be designed and located to not dominant the streetscape, having regard to:</p> <p>(a) the siting of any existing or future dwelling;</p> <p>(b) the height, bulk and form of existing and proposed buildings;</p> <p>(c) the gross floor area of outbuildings on adjoining sites in the streetscape;</p> <p>(d) the size, shape and orientation of the lot;</p> <p>(e) the requirements of the use; and</p> <p>(f) any Local Area Objective.</p>	

GSB-S3.7.6 Access for new dwellings

This clause is a substitution for Rural Zone – Clause 20.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<p>P1</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <p>(a) the number of users of the access;</p>	

	<ul style="list-style-type: none"> (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) occupants of the dwelling; (e) the suitability of the access for emergency services vehicles; (f) services vehicles; (g) the topography of the site; (h) the construction and maintenance of the access; the construction, maintenance and usage of the road; and (i) any advice from a road authority.
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GSB-S3.8 Development Standards for Subdivision

GSB-S3.8.1 Lot design

This clause is a substitution for Rural Zone – Clause 20.5.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimension appropriate for use and development in the specific area plan; (b) is provided with appropriate access to a road.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed²⁶ in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) 450m², if in the Residential Precinct; (b) 250m², if in the Hub Precinct; (c) 100ha, if in the Golf Precinct or Eco Cabin Precinct or Open Space and Reserves Precinct; <p>except for a lot:</p> <ul style="list-style-type: none"> (d) for the purposes of creating precinct boundaries; (e) required for public use by the Crown, a council or a State authority; (f) required for the provision of Utilities; or 	<p>P1</p> <p>No Performance Criteria.</p>

²⁶ Clarify SPP village zone drafting – necessity of additional word?

(g) consolidated with another lot provided each lot is within the same zone.	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than:</p> <p>(a) 12m, if located in the Residential Precinct;</p> <p>(b) 3.6m, if located in any precinct other than the Residential Precinct.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage that is sufficient for the intended use, having regard to:</p> <p>(a) minimising the number of internal lots;</p> <p>(b) the topography of the site;</p> <p>(c) the anticipated nature of vehicles likely to access the site;</p> <p>(d) the ability to manoeuvre vehicles on the site;</p> <p>(e) the ability for emergency services to access the site; and</p> <p>(a) the pattern of development existing on established properties in the area; and</p> <p>(f) any Local Area Objective,</p> <p>and is not less than 6m wide if in the Residential Precinct of 3.6m wide in any other precinct.</p>
<p>A3</p> <p>Each lot must have a long axis that is within the range of 30 degrees west of north to 30 degrees east of north.</p>	<p>P3</p> <p>Each lot has a long axis oriented to maximise solar access for future development, having regard to:</p> <p>(a) the proportion of lots within the Precinct that have a long axis oriented between 30 degrees west of north and 30 degrees east of north and the extent to which this is maximised; and</p> <p>(b) the characteristics of the site including slope, vegetation and views; and</p> <p>(c) any Local Area Objective.</p>

GSB-S3.8.2 Ways and Open Space

This clause is an addition to Rural Zone – Clause 20.5 Development Standards for Subdivision

Objective:	That ways and open space are provided to create safe, convenient and efficient connections for accessibility, mobility and recreational opportunities.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Public shared trails through and between precincts must be provided consistent with the access routes shown on the precinct plan.</p>	<p>P1²⁷</p> <p>Public shared trails through and between precincts must be provided, having regard to:</p> <ul style="list-style-type: none"> (a) the convenience and safety of users; and (b) landscape and environmental values of the site.
<p>A2</p> <p>Public shared trails must connect Raspins Beach with Meredith Point and the Eastcoaster Resort.</p>	<p>P2</p> <p>No Performance Criteria.</p>
<p>A3</p> <p>²⁸Public open space must be provided in accordance with the precinct plan.</p>	<p>P3</p> <p>Public open space must be provided at an equivalent size and location, and with characteristics that will facilitate an equivalent public use, to that shown on precinct plan.</p>

GSB-S3.8.3 Roads

This clause is a substitution for Rural Zone – Clause 20.5 Development Standards for Subdivision

Objective:	That ways and open space are provided to create safe, convenient and efficient connections for accessibility, mobility and recreational opportunities.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Roads are provided in accordance with the access routes shown on the precinct plan.</p>	<p>P1²⁹</p> <p>The arrangement and construction of roads must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) the Local Area Objectives; (b) the existing and proposed road hierarchy shown on the precinct plan; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential; (d) emergency vehicle access between Barton Avenue and the Residential Precinct;

²⁷ New performance criteria proposed. F3.7.2 A2 deleted as unnecessary. F3.7.2 A3 moved to road.

²⁸ To confirm the precinct plan arrangements.

²⁹ New PC – expands on F3.2.3

	<p>(e) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(f) the topography of the site; and</p> <p>(g) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
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GSB-S3.8.4 Services

This clause is an addition to Rural Zone – Clause 20.5 Development Standards for Subdivision

Objective:	That subdivision of land provides services for the future use and development of the specific area plan.	
Acceptable Solutions	Performance Criteria	
A1 Each lot must be connected to a reticulated potable water supply.	P1 No Performance Criteria.	
A2 Each lot must be connected to a reticulated sewerage system where available.	P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.	
A4 Stormwater drainage must: (a) be reused on the golf course and returned to natural watercourses entering the Prosser River or Spring Bay; (b) exit the Specific Area Plan at a equivalent concentration, condition, volume and velocity as would have occurred in the absence of any development assuming a continuous cover of natural vegetation as would	P4 ³⁰ Stormwater drainage must maximise opportunities for wastewater reuse and must comply with the State Stormwater Strategy, having regard to: (a) the cost efficiency of water reuse; (b) any Local Area Objective.	

³⁰ New PC – expands on F3.2.3

have occurred prior to the clearing of land for agricultural use.	
<p>A5</p> <p>Subdivision must facilitate access to renewable energy for all future buildings so that no less than 15% of projected energy requirements are renewable and obtained from private or shared infrastructure located within the Specific Area Plan.</p>	<p>P5</p> <p>No Performance Criteria.</p>

GSB-S3.8.5 Subdivision landscaping & lighting

This clause is an addition to Rural Zone – Clause 20.5 Development Standards Subdivision

Objective:	That subdivision of land is landscaped and external lighting is provided.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Roads, ways and public open space must be landscaped in accordance with the Local Area Objectives</p>	<p>P1</p> <p>No Performance Criteria.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Roads, ways and public open space must be illuminated to minimise light spill and provide for public safety, having regard to:</p> <ul style="list-style-type: none"> (a) use of baffles to prevent upward projection or light spillage; (b) minimising reflections from paved surfaces; (c) in-ground installation where possible; (d) the extent and nature of public use; (e) relevant Australian Standards; and (f) any Local Area Objective

GSB –S3.9 Tables

This clause is not used in this specific area plan.

GSB –S3.10 Figure

GSB-S3.10.1

Figure 1. Louisville Road Precinct Plan



GSB-S3.10.2

Figure 2. Louisville Road Hub Precinct Component Plan



GSB-S4.0 Resort Residential Specific Area Plan

GSB-S4.1 Plan Purpose

The purpose of the Resort Residential Specific Area Plan is:

- GSB-S4.1.1 To provide for the continued use and re-development of visitor accommodation at existing sites areas close to visitor attractions.
- GSB-S4.1.2 To protect the character and amenity of adjacent areas.
- GSB-S4.1.3 To provide for the protection of adjoining residential amenity.

GSB-S4.2 Application of this Plan

- GSB-S3.2.1 The specific area plan applies to the area of land designated as Resort Residential Specific Area Plan on the overlay maps.
- GSB-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for, and are in addition to the provisions of the General Residential Zone, Low Density Residential Zone and Local Business Zone as specified in the relevant provision.
- GSB-S1.2.3 Signage within the specific area plan is considered under C1.0 Signs Code as if the land within the specific area plan was within the Local Business Zone.

GSB-S4.3 Local Area Objectives

The clause is not used in this specific area plan.

GSB-S4.4 Definition of Terms

The clause is not used in this specific area plan.

GSB-S4.5 Use Table

³¹This clause is a substitution for:

- (a) General Residential Zone – clause 8.2 Use Table;
- (b) Low Density Residential Zone – clause 10.2 Use Table;

³¹ The use table does not significantly alter the use table for the underlying zone other than by providing:

- Visitor Accommodation as an unqualified permitted use in all areas subject to this SAP;
- Hotel Industry, Pleasure Boat Facility & Tourist Operation as a discretionary use in all areas subject to this SAP;
- Food Services (exclude drive through) as a permitted use in all areas subject to this SAP;
- Adopting the Local Business Zone Residential Qualification in all areas subject to this SAP;
- Prohibit Transport Depot and Distribution in the Local Business Zone.

(c) Local Business Zone – clause 14.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Residential	If: (a) Located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) Not listed as No Permit Required.
Food Services	If not for a take away food premises with a drive through facility.
Visitor Accommodation	
Discretionary	
Bulky Good Sales	If located in the Local Business Zone.
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health centre, or for the provision of residential support services.
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Equipment and Machinery Sales and Hire	If located in the Local Business Zone.
General Retail and Hire	If for a local shop in the General Residential Zone or Low Density Residential Zone or any use in the Local Business Zone.
Hotel Industry	
Manufacturing and Processing	If located in the Local Business Zone.

Pleasure Boat Facility	
Research and Development	
Resource Processing	If for food or beverage production.
Residential	If not listed as No Permit Required or Permitted.
Service Industry	If located in Local Business Zone.
Sports and Recreation	
Storage	If located in Local Business Zone.
Tourist Operation	
Vehicle Fuel Sales & Service	
Vehicle Parking	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

GSB-S4.6 Use Standards

GSB-S4.6.1 Visitor Accommodation

This Clause is a substitution for:

- (a) General Residential Zone – clause 8.3.2 Visitor Accommodation;
- (b) Low Density Residential Zone – clause 10.3.2 Visitor Accommodation,

and is an addition to Local Business Zone – clause 14.3 Use Standards³².

Objective:	That Visitor Accommodation: <ul style="list-style-type: none"> (a) is of a scale that is compatible with any nearby residential character; (b) is of a scale that is compatible with any adjoining foreshore land or land in the reserve estate; and (c) does not cause an unreasonable loss of privacy or amenity to adjoining residential use. 	
Acceptable Solutions		Performance Criteria
A1 Visitor Accommodation must:		P1 Visitor Accommodation must:

³² It is intended that all other use standards in the zones will apply to discretionary uses as determined by the use table in this SAP.

<p>(a) have a gross floor area of no more than 500m² in any one building.</p>	<p>(a) must not cause an unreasonable loss of privacy or amenity to an adjoining residential use;</p> <p>(b) be of a scale that is compatible with the relevant values of any adjoining reserved land;</p> <p>(c) be of a scale that is compatible with public use of the foreshore; and</p> <p>(d) be of a scale that respects the residential character adjoining or 50m of the use.</p>
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GSB-S4.7 Development Standards for Buildings and Works³³

GSB-S4.7.1 Building height for food services, hotel industry, tourist operation and visitor accommodation use

This Clause is a substitution for:

- (a) General Residential Zone – clause 8.5 Development Standards for Non-dwellings;
- (b) Low Density Residential Zone – clause 10.5 Development Standards for Non-dwellings; and
- (c) Local Business Zone – clause 14.4.1 Building height,

with respect to Food Services, Hotel Industry, Tourist Operation and Visitor Accommodation use.

Objective:	That building height is compatible with the streetscape and does not cause unreasonable overshadowing of any adjoining residential use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a building height of not more than 8m.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape and not cause unreasonable overshadowing to any adjoining residential use, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of buildings on the site and adjacent properties; (c) sunlight to habitable rooms and private open space of dwellings; and (d) any overshadowing of adjoining properties.

³³ In the Local Business Zone 14.4.3, 14.4.4, 14.4.5 and 14.4.6 continue to apply. In the General Residential Zone, Clause 8.5 is replaced in full. In the Low Density Residential Zone, Clause 10.5 is replaced in full.

GSB-S4.7.2 Building setback for food services, hotel industry, tourist operation and visitor accommodation use

This Clause is a substitution for:

- (d) General Residential Zone – clause 8.5 Development Standards for Non-dwellings;
- (e) Low Density Residential Zone – clause 10.5 Development Standards for Non-dwellings; and
- (f) Local Business Zone – clause 14.4.2 Setbacks,

with respect to Food Services, Hotel Industry, Tourist Operation and Visitor Accommodation use.

Objective:	That the siting of buildings is compatible with the streetscape and does not cause unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1	Buildings must have a setback from frontage of not less than 4.5m.	P1 Buildings must have a setback from frontage that is compatible with the streetscape, having regard to: <ul style="list-style-type: none"> (e) the topography of the site; (f) the setback of adjacent buildings; (g) the height, bulk and form of adjacent buildings; (h) the appearance when viewed from roads and public land adjacent to the site; and (i) the safety of road users.
A2	Buildings must have a setback from side and rear boundaries of not less than 5m.	P2 Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (j) the topography of the site; (k) the size, shape and orientation of the site; (l) the setback of adjacent buildings; (m) the height, bulk and form of adjacent buildings; and (n) sunlight to habitable rooms and private open space of dwellings.
A3		P3 Buildings must be sited to not cause an unreasonable loss of amenity for public use of

Buildings must have a setback from a foreshore reserve or land within the Reserve Estate of not less than 15m.	foreshore areas or land within the Reserve Estate, having regard to: (o) proximity to areas of public use on the foreshore & typical form of public use; (p) degree of intrusion into coastal landforms; and (q) visibility from land within the Reserve Estate.
<p>A4</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from an adjoining property.</p>	<p>P4</p> <p>Air extraction, pumping, refrigeration systems or compressors within 10m of an adjoining property must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining property, having regard to:</p> <p>(a) the characteristics and frequency of emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of an adjoining sensitive use; and</p> <p>(d) any proposed mitigation measures.</p>

GSB-S4.7.3 Privacy for food services, hotel industry, tourist operation and visitor accommodation use

This Clause is an addition to:

- (g) General Residential Zone – clause 8.5 Development Standards for Non-dwellings;
- (h) Low Density Residential Zone – clause 10.5 Development Standards for Non-dwellings; and
- (i) Local Business Zone – clause 14.4 Development Standards for Buildings and Works,

with respect to Food Services, Hotel Industry, Tourist Operation and Visitor Accommodation use.

Objective:	That the siting and scale of windows and decks does not cause unreasonable loss of residential amenity by overshadowing or noise.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A balcony, deck or roof terrace must have a setback no less than 5m from a side or rear boundary of not less than 4.5m.</p>	<p>P1</p> <p>A balcony, deck or roof terrace must be screened, or otherwise designed, to minimise overlooking of habitable room windows or</p>

	<p>private open space of an adjoining dwelling and minimise potential noise intrusion to an adjoining dwelling, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and location of an adjoining sensitive use; (b) the characteristics and frequency of noise emissions generated and any proposed mitigation measures; and (c) the nature and extent of use of the adjoining room or outdoor area.
<p>A2</p> <p>A window or glazed door in a room that has a floor level more than 1m above natural ground level must have a setback from a side or rear boundary of not less than 5m unless it has a sill height of not less than 1.7m.</p>	<p>P2</p> <p>A window or glazed door in a room that has a floor level more than 1m above natural ground level must be screened, or otherwise located or designed, to minimise direct views to a window or glazed door in a habitable room of an adjoining dwelling; or the private open space of an adjoining dwelling, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and location of an adjoining sensitive use; and (b) the nature and extent of use of the proposed and adjoining habitable rooms or outdoor area.
<p>A3</p> <p>A freestanding car parking space and areas set aside for vehicle manoeuvring and circulation must be setback no less than 5m from a side or rear boundary adjoining a lot within the General Residential Zone or Low Density Residential Zone.</p>	<p>P3</p> <p>A freestanding car parking space and areas set aside for vehicle manoeuvring and circulation must be screened, or otherwise designed, to minimise noise and head light glare or intrusion into habitable rooms or private open space of any adjoining dwelling, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and location of an adjoining sensitive use; and (b) the nature and extent of use of the proposed and adjoining habitable rooms or outdoor area.

GSB-S4.7.4 Amenity for food services, hotel industry, tourist operation and visitor accommodation use

This Clause is an addition to:

(j) General Residential Zone – clause 8.5 Development Standards for Non-dwellings; and

(k) Low Density Residential Zone – clause 10.5 Development Standards for Non-dwellings; and

with respect to Food Services, Hotel Industry, Tourist Operation and Visitor Accommodation use.

Objective:	That the siting and scale of windows and decks does not cause unreasonable loss of residential amenity by overshadowing or noise.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Outdoor and waste storage areas must not:</p> <p>(a) be visible from any road, public open space or dwelling adjoining the site; or</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p>	<p>P1</p> <p>Outdoor and waste storage areas must be located or screened to minimise their impact on views into the site from any roads, public open space or dwelling adjoining the site, having regard to:</p> <p>(c) the nature of the use;</p> <p>(d) the type of goods, materials or waste to be stored;</p> <p>(e) the topography of the site; and</p> <p>(f) any screening proposed.</p>	

GSB-S4.8 Development Standards for Subdivision

This clause is not used in this Specific Area Plan.

GSB-S4.9 Tables

This clause is not used in this Specific Area Plan.

GSB-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
GSB-30.1	SSQ-GSB-30.1	169429/502 161815/1 14748/3 149641/1 149641/2 117058/150 50621/1	Visitor accommodation is a discretionary use in addition to the State Planning Provisions and is qualified to "if for camping and caravan park, overnight camping area or holiday cabin"	30.2

GSB-Code Lists

GSB-Table C3.1 Other Major Roads

There are no Other Major Roads specified in this Local Provisions Schedule.

GSB-Table C6.1 Local Heritage Places

Reference Number	Town/Locality	Street Number	Street / Location	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
1	Buckland	160	Brockley Road	Brockley	103330/4	Specific extent is within 100m of house
2	Buckland	196	Court Farm Road	Court Farm	233658/1	Specific extent is within 100m of house
3	Buckland	170	Woodsden Road	Woodsden	129530/3	Specific extent is within 100m of house
4	Little Swanport	11610	Tasman Highway	Buxton Cottage	143068/1	Former workers cottage for Mayfield. Stone. Overlooking Buxton River. Specific extent is within 100m of house
5	Little Swanport	N/A	N/A	Ram Island	140376/1	Also known as Pike Island after previous inhabitants. Contains a cemetery and ruins
6	Little Swanport			Bottoms Beach Site - 4.5ha - SSE of Little Swanport ³⁴		
7	Orford			Old ³⁵ Convict Road	143002/1 34549/1 197557/1 and adjoining Crown road reservation	Specific extent is 10m either side of centre of the formation. The convict road provides access to the Paradise Probation Station and much of the road is supported by 1-3m high dolerite stone walls on the southern (river) side. The site has been considerably disturbed by the laying of a water pipeline associated with a dam upstream. The pipe has been laid along the top side of the convict built road from Orford and passes through the southern limit of the main site area accompanied by a modern access road which diverges and cuts through the site.

³⁴ Clarify value and location – bottom's beach is not a known location. 1994 scheme describes this listing as part of the Register of National Estate however no such listing exists.

³⁵ Full extent to be mapped

						The road continues through to Brockley with the original alignment evident in some sections only.
8	Orford			Paradise Probation Station	34549/1 197557/1	Specific extent is limited to within 250m of Prosser River. The site is characterised by numerous dolerite structures located on a relatively level area between one and 20m above the Prosser River. The rubble structures include stone platforms, brick scatters and associated stone mounds identified as remnant chimney butts and fireplaces. Several pathways diverge from the main area and lead to a structure tentatively identified as a privy and to a jetty, now a remnant stone structure protruding into the Prosser River. The remains of 12 cells are identifiable, surviving to a height of 1.5m in some places. The convict built road provides access to the station from Orford and continues past the station towards Buckland.
9	Orford	85-87	East Shelly Road and adjoining foreshore reserve to the west and east.	Quarry tramway cutting	203179/1 and adjoining foreshore reserve to the west and east.	The tramway ran from Luther Point to Quarry Point. Aside from remains and bulk excavations near Luther Point the alignment of the tramway is not evident on ground and is not otherwise documented. The alignment likely involved foreshore and private land and there is clear evidence that bulk excavations have been filled in on private land
10	Orford		Manning Drive	Quarry	25641/7 and adjoining foreshore	Quarry used to supply sandstone to Melbourne GPO and other landmark buildings.
11	Rheban	1019	Rheban Road	Rheban Stables	118189/2	Specific extent is within 5m of the external walls of the stable. Stone wall stable.
12	Rheban	1019	Rheban Road	Rheban Grave Vault	128860/1	Specific extent is within 50m of the eastern most

						part of Graveyard Point on the southern side of Emerald Bay.
13	Rheban	400	Earlham Road	Earlham	165524/1	Specific extent is within 200m of Earlham house.
14	Swansea	16017	Tasman Highway	Coombend	166770/1	Specific extent is within 50m of Coombend house.
15	Swansea	14635	Tasman Highway	Milton	120734/1	Specific extent is within 50m of Milton house.
16	Swansea	96	Tasman Highway	Bark Mill	153614/1	Remains of historic bark mill operation.
17	Swansea	25	Franklin Street	Cottage	50809/1	Weatherboard and steep roof.
18	Swansea	48	Franklin Street	Cottage	154950/1	
19	Swansea	610	Grange Road	The Bend	22702/4	Specific extent is within 100m of the Bend house.
20	Apslawn	Nil	Sherbourne Road	Watson Family Cemetery off Sherbourne Road, approximately 2.8km from Tasman Highway	Title within 164751/1 and part of 164751/1	Specific extent is within 20m of cemetery. Undescribed title may contain the full extent of the cemetery but verification required.
21	Triabunna	324	Hermitage Road	Hermitage	238590/1	Specific extent is within 100m Hermitage house.
22	Triabunna	8371	Tasman Highway	Vicary family burial ground at Rostrevor	138856/1	Specific extent is within 20m of cemetery. Approximately 500m east of Tasman Highway & Freestone Point intersection

GSB-Table C6.2 Local Heritage Precincts

There are no Local Heritage Precincts in this Local Provisions Schedule.

GSB -Table C6.3 Local Historic Landscape Precincts

There are no Local Historic Landscape Precincts in this Local Provisions Schedule.

GSB-Table C6.4 Places or Precincts of Archaeological Potential

There are no Places or Precincts of Archaeological Potential in this Local Provisions Schedule.

SB-Table C6.5 Significant Trees

There are no Significant Trees in this Local Provisions Schedule.

GSB-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
GSB-C8.1.1	Orford (Paradise Gorge)	The prominent topography and native vegetation of Paradise Gorge extending into the Orford township	<p>The prominent, vegetated hills both sides of the Prosser River and that extend to border the urban edge of Orford that:</p> <ul style="list-style-type: none"> (a) provide a natural outlook feature to Orford; (b) provide a strong physical and visual boundary to Orford; (c) are prominent when viewed from the Tasman Highway on all approaches to Orford; (d) together with the Prosser River, the winding nature of the Tasman Highway and the highways rock wall edges and rock excavation, form a distinctive and valuable landscape. 	<ul style="list-style-type: none"> (a) To avoid significant landscape change on hill faces & skylines. (b) To locate and design development to blend with the landscape, maintain native vegetation and not be obtrusive.
GSB-C8.1.2	Denison Beach, Bicheno	A mixture of prominent pasture, bushland and dunes within a relatively narrow strip of land between the Tasman Highway and the coast.	<p>In the southern section, the open, rural grazing landscape with gentle undulations in topography act to frame & enhance views to the adjoining water and beaches.</p> <p>In the northern section, the native vegetation protecting the wetlands or dunes provides transitioning and diversity in views to the traveller and are important for the relative scarcity of this landscape form north of Bicheno.</p>	<ul style="list-style-type: none"> (a) To avoid significant landscape change when viewed from Tasman Highway across open pasture. (b) To maintain a visual distinction between urban and non-urban areas. (c) To avoid significant landscape change when viewed from the Tasman Highway through the location or scale of vegetation removal.

GSB-C8.1.3	Saltwater Creek, Coles Bay	A generally low lying area of coastal scrub and dunes with the occasional shack.	The area is a prominent natural feature when viewed from Coles Bay, Coles Bay Road and State waters.	<p>(a) To avoid significant landscape change when viewed from Coles Bay, Coles Bay Road and State waters.</p> <p>(b) To recognise unavoidable change may arise under sea level rise.</p>
GSB-C8.1.4	Hepburn Point, Coles Bay	A headland, south of Swanwick.	The area is a prominent natural feature when viewed from Swanwick, Coles Bay, Coles Bay Road and State waters.	<p>(a) To avoid significant landscape change when viewed from Coles, Bay, Swanwick, Coles Bay Road or State Waters, other than that planned and managed through any future urban land release.</p> <p>(b) To ensure any future urban land release responds to key landscape values such as foreshore vegetation, topography that increases in elevation from west to east and the headland.</p>
GSB-C8.1.4	Great Oyster Bay / Kelvedon Beach	An open landscape of pasture, dunes and beach with minimal native trees, through which extensive views of Great Oyster Bay & the Freycinet Peninsula are available from the Tasman Highway.	<p>(a) The open, rural grazing landscape with gentle undulations in topography that act to frame & enhance views to the adjoining water and beaches.</p> <p>(b) The largely uninterrupted views from the Tasman Highway to Great Oyster Bay and beyond.</p> <p>(c) The minor undulations in topography and road alignment that add visual interest.</p> <p>(d) A sense of isolation & space notwithstanding proximity to Swansea and the volume of passing traffic.</p>	<p>(a) To avoid significant landscape change when viewed from the Tasman Highway and maintain existing vistas from or through the area.</p> <p>(b) To locate and design development to blend with the landscape and not be obtrusive, through minimal height, footprint, colour and positioning with respect to more significant view lines and existing topography which may limit views of the building.</p> <p>(c) To maintain a sense of isolation for beach goers.</p>

GSB-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
GSB-C8.2.1	Tasman Highway	<p>A diverse, ever-changing mix of landscapes either side of the Great Eastern Drive.</p> <p>Captured views to:</p> <ul style="list-style-type: none"> (a) coastline and major landmarks of the Hazards, and Maria Island, (b) agricultural landscapes of grazing or vineyards, (c) bushland, rocky hills, (d) National Parks and other reserves, (e) Historic or early period dwellings and agricultural buildings, and (f) town gateways, <p>are some of the important element within the corridor that provide visual amenity to the traveller experience and establish a sense of place for residents.</p>	<ul style="list-style-type: none"> (a) To minimise native vegetation clearance adjacent to the road by setting development back from the road. (b) To provide for, and be sensitive to, views that enhance the traveller experience by setting development back from the road and minimising building bulk within proximity to the road. (c) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located. (d) To preference tourism visitor information system (TVIS) signage or other coordinated and branded commercial signage.

GSB-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Bicheno	0.9	1.8	2.2	2.5
Coles Bay	0.9	1.8	2.2	2.5
Dolphin Sands	0.9	1.8	2.2	2.5
Douglas River	0.9	1.8	2.2	2.5
Freycinet	0.9	1.8	2.2	2.5
Friendly Beaches	0.9	1.8	2.2	2.5
Little Swanport	0.9	1.7	2.1	2.4
Orford	0.9	1.7	2.1	2.4
Pontypool	0.9	1.7	2.1	2.4
Rheban	0.9	1.7	2.1	2.4
Spring Beach	0.9	1.7	2.1	2.4
Swansea	0.9	1.8	2.1	2.4
Triabunna	0.9	1.8	2.1	2.4

GSB-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
Priority Vegetation Habitat Management Prescriptions		
Heritage Value Descriptions		